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TOWN CLERK, ACTON

Minutes
Town of Acton Community Preservation Committee
February 28, 2013
Acton Town Hall Room 204

Members Present: Roland Bourdon (Chair), Tory Beyer, Dave Clough, Walter Foster, Amy Green, Betsy Mercier, Susan Mitchell-Hardt, Corrina Roman-Kreuze, Ken Sghia-Hughes, Dore Hunter (Associate)

The meeting was opened at 7:30 by Chair Bourdon

1. Review minutes of 2/14/2013; Foster moved to approve; Roman-Kreuze seconded; all in favor
2. Clough reported on Board of Selectmen (BoS) and town sponsored projects
 - a. Morison Farm – they discussed barn and result was that they continue to support removal of the barn and construction of the new gathering/public space.
 - b. Potential Open Space land acquisition still supported. Along with all the others; no new issues
 - c. Pavilion – some outside discussion about possibly finding an additional funding source to help pay for Pavilion
3. General Committee discussion of how much funding for each proposed project
 - a. Sachem Way update – ACHC had voted to say that they are willing to help with part of the funding; also noted that final bid hasn't come in for the replacement of the siding and that final cost may still change
 - b. Discussion on Pavilion and how certain it is to go forward; that costs should be reviewed to look for savings, particularly in light of Design Review Board comments; Recreation Dept should note that if they need more money for the pavilion in the future it might be a battle to get it
 - c. Potential bonding for Open Space – could possibly allocate at Town Meeting if CPC so moves from the floor; CPC could raise funding amounts at Town Meeting, but citizens at Town Meeting cannot so move; write Article to allow Open Space bonding costs to come out of Open Space set aside
 - d. Discussion of Morrison Farm, with input from Bill Mullin (Chair, Morrison Farm Committee)
 - i. BoS had voted that barn needs to be demolished
 - ii. Application asks that \$259,000 would be allocated from this years CPA budget

- iii. This allocation would be broken into CPA Open Space, Recreation and/or Historic Preservation categories; Foster to meet with Mullin and come up with some final allocations
- iv. Reviewed earlier legal opinion and that the \$17,000 in demolition costs will be removed from the requested bonding amount
- v. Nancy Tavernier – commented on using CPA funds for building demo and/or using CPA funds to “create” a historic use; she was assured that credit will not be allocated under CPA historic preservation for that use; proposed new barn/gathering place is recreational. She suggested that programming be clear on that issue.
- vi. Town counsel memo had outlined how Morrison Farm complied with CPA
- vii. If barn were to be used for public use it would have to be brought up to code which would be very expensive
- e. Committee reviewed funding amounts and reached consensus

Sghia-Hughes moved to approve the spreadsheet for the funding; Foster seconded; vote all in favor

- f. Discussed bonding for Morrison Farm and potential Open Space acquisition.
 - i. Should the future Morrison Farm requests for funding and bonding be rolled all into this year’s request for bonding;
 - ii. take advantage of rates; leave more available money for future years’ distribution.
 - iii. Suggested writing into bonding Article that the bond be a 15 year minimum
 - iv. Need decision by March 11 to meet publication date
 - v. Will table until our next meeting, at which point there may be more specifics on the potential Open Space bonding

- 4. Administrative Updates etc
 - a. Bartl will draft warrant articles
 - b. Next meeting is March 7 at the Public Safety Building
 - c. Discussed placement of CPA funding within the Warrant

Kabakoff noted that CPC chair will be in front of Finance Committee next Tuesday, and entire CPC is welcome to come as well.

Foster moved to adjourn; Roman-Kreuze seconded; all in favor

Meeting adjourned