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Minutes
Town of Acton Community Preservation Committee
January 23, 2014
Room 204 Town Hall

Members/Others Present: Peter Ashton, Roland Bourdon (Chair), Tory Beyer, Dave Clough, Walter Foster, Amy Green, Susan Mitchell-Hardt, Ken Sghia-Hughes, Joe Will, Roland Bartl (staff), Herman Kabakoff (Finance Committee observer)

The meeting was opened at 7:30 by Chair Bourdon

1. Minutes of January 16: Ashton moved to approve, Foster Seconded; vote: all in favor
2. Admin Updates
 - a. Discussed that deliberations were coming up and committee members should take initial pass through on assigning funding amount
 - b. Kabakoff asked if committee could attend the March 11 FinCom meeting; warrant will be published by then
3. Acton Housing presentation by Kelley Cronin
 - a. Requesting money fro preserving exterior building envelope (doors and windows)
 - b. Estimate has been reduced from \$150,000 to \$92,692
 - c. Discussed applicability of CPA
 - d. State does have some funds that could be used if the \$92,692 estimate is exceeded
4. Acton Open Space Committee/Wright Hill by Andy Magee
 - a. Reviewed open space application that has recreation and historic components
 - b. Reviewed consistency with Open Space Plan and CPA
 - c. Discussed various funding methods (100% from Open Space set aside; 100% from CPA general funds; 50-50 split (recommended by Open Space Committee))
 - d. Still needs 21E study; survey being completed
 - e. Profit (if over a certain amount) from separate sale of house will revert to CPC
 - f. Discussion that future use and protection of land should be considered; will be a CR
 - g. Consider some method for protecting the house (this is outside of CPA)
 - h. Discussion of bonding and how use of set aside funds might affect future purchases; suggest that decision on bonding be made by CPC soon so attorneys can start process, if looks favorable

5. West Acton Baptist Church Tin Ceiling and Rehab of Fire Safety by Nancy Hoover
 - a. Reviewed history and use of property, including last year's CPA funds (Belfry and Master Plan)
 - b. Discussion of exterior and interior projects
 - c. If CPA funds are not granted, fire safety would be an issue; ceiling is not as urgent
 - d. Queried if estimate for EXIT signs is firm; seems high
 - e. Other projects under the Master Plan may be brought to CPC in future; possibly accessibility improvements
 - f. Preservation restriction is in the process
 - g. Legal opinion that ceiling applicability was a judgment call, but general consensus that proposed project dies fit under "preservation", not "repair"

Foster moved to adjourn; Ashton seconded; Vote: all in favor
Meeting adjourned 9:35