

MEETING MINUTES

Town of Acton Community Preservation Committee

March 4, 2010
Acton Memorial Library

Attending: Jon Benson, Tory Beyer, Roland Bourdon, Mike Gowing, Ron Schlegel, Ken Sghia-Hughes, Susan Mitchell-Hardt, Corrina Roman-Kreuze, Doré Hunter, Janet Adachi, Roland Bartl, Town Planner. Also present was Steve Noone (Finance Committee Observer).

The meeting was called to order by Chairman Jon Benson at 7:35 p.m.

- I. Approval of 2/25/2010 Minutes. The minutes of 2/25/2010 were approved.
- II. Review of Draft Warrant Articles. The Committee reviewed and discussed the draft warrant articles.
 - A. Introduction (pages 1 – 2). Various references to 2008 should be 2009.
 - B. Sub-Part B: Open Space Acquisition and Preservation Fund. Add “, above” at the end of the paragraph. Tory questioned the breadth of the language describing the permissible uses for the fund; Doré, Jon and Roland Bartl explained that the description was reasonable, noting the difficulty that had arisen with respect to the Robbins Mills parcel due the lack of funds to perform a pre-purchase evaluation of the parcel. Ken questioned the appropriateness of the Committee’s reviewing and approving the Board of Selectmen (BOS)’s proposed policy for administering the fund, given that the BOS has the authority to approve policy. Committee members discussed what would happen if a potential acquisition did not materialize; the BOS will have to review on a case-by-case basis whether to use the operating budget to replenish the new Fund. Members voted to approve Sub-Part B.
 - C. Sub-Part C: Development Fund (Sachem Way). Modify the final line to begin, “The Committee recommends that the funds in this appropriation shall be held” Members voted to approve Sub-Part C, as amended.
 - D. Sub-Part D: Community Housing Program Fund. Nancy Tavernier of the Acton Community Housing Corporation has reviewed and approved the language. Members voted to approve Sub-Part D.
 - E. Sub-Part E: Theatre III. In the line beginning “In 2008,” delete “has” after “Town.” Members voted to approve Sub-Part E, as amended.
 - F. Sub-Part F: Windsor Building through Sub-Part H: Town Hall Windows. Members voted to approve Sub-Parts F through H.

- G. Sub-Part I: Bruce Freeman Rail Trail Design. Members voted to approve Sub-Part I; Abstaining: Mike Gowing.
- H. Sub-Part J: Administrative and Operating Expenses. Members voted to approve Sub-Part J.
- I. Sub-part K – Caouette Land Purchase. This appropriation will require a 2/3 vote of approval. In the introduction (pages 2 – 3), Town Counsel drafted sub-paragraphs (a) – (g). Roland Bartl and Doré confirmed that including the purchase with the other recommendations in a single article was consistent with the past practice, including the Groener land purchase. There will be a site walk on Saturday, March 13th, 9:00 a.m., starting at 90 Martin Street. The Committee will delay its vote until after the discussion of the proposed purchase during the Executive Session at this meeting.
- III. Executive Session. At or around 8:30 p.m., there was a motion that the Committee go into Executive Session to discuss matters relating to real estate, with the expectation that the public meeting would resume thereafter. Seconded.

Ayes: Jon Benson, Tory Beyer, Roland Bourdon, Mike Gowing, Ron Schlegel, Ken Sghia-Hughes, Susan Mitchell-Hardt, Corrina Roman-Kreuze, Doré Hunter, Janet Adachi; Nays: None.

At or around 10:05 p.m. the Committee resumed the public meeting

IV. Review of Draft Warrant Articles (continued).

- A. Sub-Part K: Caouette Land Purchase. Committee members suggested a modification of the reference in the first paragraph to the 90 Martin Street house to make clear that neither the house nor the 0.5 acre of non-Chapter 61A land in the current house lot would be part of the acquisition; Committee members also suggested a replacement of the second clause in the second paragraph with language addressing the need for the Town to deed back to the seller sufficient Chapter 61A acreage to leave the seller with a lot that meets zoning lot-size requirements.

The meeting was adjourned (prematurely due to a fire alarm) at 10:10 p.m.

- Janet Adachi, Clerk