

Minutes
Town of Acton Community Preservation Committee (CPC)
November 11, 2016
Acton Memorial Library

Members Present: Bill Alesbury (Vice-Chair), Peter Berry, Tory Beyer, Dean Charter (Associate), Walter Foster (Chair), Amy Green, Susan Mitchell-Hardt, Carolyn Kirkpatrick (Associate), Ken Sghia-Hughes, Joe Will (Clerk)

Others Present: Charlie Aaronson (Morrison Farm gardener), Robert Hummel (Acton Assistant Planner), Robena Reid (Virginia resident, owner of an Acton property), Barry Rosen (Acton Water Resources Committee, and Acton Water District Water Land Management Advisory Committee)

Walter opened the meeting at 7:32 PM.

I. Citizen Concerns

- Robena Reid, owner of the George C. Wright house, 615 Massachusetts Avenue in West Acton, was present to gather information. The house, ca 1820, is on the National Register of Historic Places and is for sale. Walter explained how the CPC works. He and other CPC members provided Robena with a large amount of information including contacts who likely could provide further information.

II. Review Applications and Assign Liaisons

- Robert provided the Committee with copies of 13 project applications and a chart summarizing same. The moneys involved:

Town CPA \$	913,029.18
State matching \$	187,873.00
Total CPA \$	1,100,902.18
Projects \$	1,316,084.63
\$ difference	(215,182.45)

Walter reviewed the list of projects, assigning liaisons to most, and subsequently assigning project presentation dates and times, as summarized at the top of the next page.

Walter explained the role of project liaison. The liaison is the CPC's communication link with the project applicant. The liaison should introduce him/herself as such to the applicant, let the applicant know of the date and time scheduled for the applicant's presentation, and let Robert and the CPC know if there are any schedule problems. Subsequently the liaison could shepherd project issues, provide relevant CPC information to the applicant, and introduce the applicant when it is time for his/her presentation to the CPC. Is the liaison expected to be the expert on the project? No, not necessarily. The liaison should just be as informed as possible about the project.

Project Presentations

Date	Project	Time	Liaison
12/08	Community Housing Program Fund	7:40 pm	Ken
	Housing Authority Affordable Work	7:50 pm	Ken
	Regional Housing Services	8:00 pm	Bill
	Open Space Set-Aside	8:15 pm	Bill
	Bruce Freeman Rail Trail Phase 2B	8:30 pm	Walter
12/15	Arboretum Arbor, Kiosk, Culvert	7:40 pm	Amy
	Morrison Farm Irrigation	8:00 pm	Dean
	NARA Parking Lot Expansion	8:20 pm	Joe
	NARA Picnic Pavilion Restroom	8:40 pm	Peter
01/19	Hosmer House Re-Roofing	7:40 pm	Tory
	Jones Tavern Preservation	8:00 pm	Carolyn
	20 High St Carriage House Restoration	8:20 pm	Susan
	Town Admin Support	8:40 pm	

Currently meetings through January are scheduled for: 12/08, 12/22, 01/19, 01/26. The 12/15 date in the chart above is a reschedule of the “reserved” 12/22 date, and Robert is to find space for the meeting.

Another possible reschedule date is 01/12.

The scheduled 01/26 date would allow for someone to reschedule.

Comments related to the 13 submitted projects:

- Observations at the “overview level” about the Morrison Farm irrigation project:
 - One reason a Morrison Farm well “didn’t make the cut” in previous submissions was the uncertainty surrounding what would be happening with the farm, particularly its buildings. The proposed well and the disposition of the farmhouse (the latter on the Board of Selectmen (BoS) Agenda for this coming Monday) should be totally divorced issues.
 - The Town draws water from above bedrock; no well goes deeper than about 50 ft. The proposed well would be a “bedrock well,” i.e., it would go below the bedrock (~500+ ft) for water that is not part of the Town water supply.
 - The Acton Water District (AWD) is encouraging that water for agriculture be separate from Town water. Doing this at Morrison Farm would save the Town roughly 50K gallons of water per month.
 - With Town water, Morrison Farm gardeners have to follow Town watering rules.
- The AWD considers Morrison Farm to be a possible site for future Town wells. It seems advisable for this project proposal to include a letter from the AWD that the proposed well would not interfere with AWD plans.
- Community garden fees have gone up. With the proposed Morrison Farm well, would the fees go back down?
- The Carriage House restoration project is for a building on private property. The CPC has gone both ways in the past on whether to fund historic preservation projects on private property. Several examples of approved projects were given. Is this building on the Town’s Cultural Resource List? It may not be. Robert will double

check this with the acknowledgments that a) there have been lots of address changes in Acton, and b) it seems that the Cultural Resource List skipped lots of outbuildings. It might also be worthwhile to check State historical information. If this project were to be approved, it would need an historic preservation restriction. Also, the public benefit of the project should be clear.

- One CPC member is an abutter to the Carriage House property and should perhaps consider recusal re that project.

- The NARA Picnic Pavilion Restroom application should be sure to address the sustainability aspect.

- * Was the Iron Work Farm (Jones Tavern) proposal submitted on time? Robert: It was. The Town simply filed the proposal documents into DocuShare one day after the submission deadline.

- It was noted that the Town Administrative Support request exceeds what should be 5% of the 2017 funding, ergo a possible place to cut back. Robert reviewed how the Administrative Support funds are used.

- The Selectmen did not rank Town proposals. Peter will put this on Selectmen's agenda in January.

Other comments:

- Is there any rollover from previous years? Robert doesn't think there is.

- The current listing does not include any debt servicing for the Wright Hill purchase. But such funds would come out of the Open Space award. Robert will check on what Wright Hill expenses need to be addressed.

- Preparation of a proposal for a cemetery historical preservation project was halted before the November 11 application deadline but after the November 04 BoS meeting, at which the BoS approved Town applications, because Town Administration said it would not accept any new Town proposals after the BoS meeting. Such a Town-imposed deadline should be so noted in the Community Preservation Plan 2018.

There was a lengthy discussion about scheduling. Some results are summarized in the notes below the Project Presentations chart above. Following project presentations, the CPC would begin deliberations in February.

For our next meeting, Walter requests — and Robert affirms — that 2017 CPA information be compiled into a spreadsheet that puts all relevant CPA information in front of the CPC as was done in past years.

III. Project Reports and Updates

- Peter shared information on the litigation re CPA awards to the Acton Congregational Church and the South Acton Congregational Church, including a review of the relevant legal process. The plaintiffs have appealed the refusal by Middlesex County Superior Court to grant a preliminary injunction. Cost to Acton right now is \$140K and it's estimated that cost will be \$200K by the time of an outcome from the Supreme Judicial Court. The Town's insurance carrier will cover \$20K of the cost. The balance will come from the Town's operating money. No \$

will be paid before there is a decision at the next level. (There is a similar, but yet unscheduled, debate that should be occurring before the U.S. Supreme Court.)

- The Bruce Freeman Rail Trail bridge over Route 2A is getting closer to completion. The Assabet River Rail Trail is moving along.
- The amoeba-shaped bowl at the T.J. O'Grady Memorial Skatepark has been completed and is in use.

IV. Minutes of September 22, 2016

- It was moved, seconded, and voted unanimously to approve the minutes as presented.

V. Administrative updates

- See the CPA \$ amounts given earlier. No other updates.

8:58 PM — It was moved, seconded, and voted unanimously to adjourn.