

**TOWN OF ACTON COMMUNITY PRESERVATION COMMITTEE (CPC)**

**MEETING MINUTES**

**June 27, 2019**

**7:30 PM**

**MEETING ROOM, ACTON MEMORIAL LIBRARY, 486 MAIN STREET, ACTON**

**Present:** Ray Yacouby (Chair), Dean Charter (Clerk), Carolyn Kilpatrick, Bill Alesbury, Tory Beyer, and Nancy Kolb

**Absent:** Steve Trimble, Walter Foster, and Amy Green

**Others Present:** Roland Bartl (Planning), Nancy Tavernier (ACHC), Kelley Cronin (AHA)

Chair Yacouby opened the meeting at 7:30 PM

**I. Regular Business**

1. **Citizens' Concerns** – Jim Snyder-Grant introduced himself, and stated that he had applied for one of the open Associate Member positions on CPC. Joe Will raised a question regarding quorum, and if Carolyn Kilpatrick as an Associate would be used to make Quorum. This was pointed out as moot since there was already a quorum of full members seated at the table.
2. **Review and Approval of Meeting Minutes** - The meeting minutes from the CPC's April 25, 2019 meeting were reviewed and approved: Motion to accept minutes by N. Kolb, seconded by C. Kilpatrick, approved unanimously.

**II. New /Special Business**

2. **Community Housing update** B. Alesbury discussed CPC funding history slide showing a comparison between Acton, Concord, Wayland. Of note is that in the time period shown, Acton has allocated 18% of CPA funds towards Housing, Wayland has allocated 22% towards housing, and Concord has allocated 29% towards housing. N. Tavernier spoke about affordable housing issues from the viewpoint of Acton Community Housing Corporation. There is a demographic shift referred to as the “Silver Tsunami” in effect now with the growth of the older population outstripping the growth of the younger and school age population. Senior housing for all income levels is in short supply. Mass. now third highest housing wage in US, must make \$33.81 per hour in order to afford a two-bedroom apt. If you make \$12.00 per hour you must work 90 hours to afford a one-bedroom apartment. In Acton, you must make \$38.46 per hour to afford a 2 bedroom. (\$80,000 per year). Metro Boston is now third most expensive housing market in US, behind San Francisco and Los Angeles.

K. Cronin discussed housing from the point of view of the Acton Housing Authority. At present the waiting list for spaces in AHA properties is many years long, considerable need for more units, especially for seniors. The new proposed facility on Main Street is a drop in the bucket and is several years off. A consultant has been hired to help with the feasibility study of the new facility, to begin work this summer. Upon questioning it was stated that the full "ask" from CPA might be as much as \$1,000,000, half to help pay for the land and half towards construction as local leverage would be needed to assist in state and federal grants.

In conclusion, the housing issue for seniors is large and growing. Even when Acton reaches 10% safe harbor more units will be needed. The consensus from CPC was that they would look forward to helping, but can only react to requests.

3. **Historic Resources update and evaluation criteria.** D. Charter discussed that Iron Work Farm had received a \$31,000 grant from the Massachusetts Preservation Projects Fund for work on the Faulkner Homestead and Jones Tavern. This will reduce the use of CPA funds that had been approved at the 2019 Town Meeting, so we should expect a turnback.
4. **Discuss format and procedure for CPA project updates due August/September** R. Bartl distributed and discussed the form he had developed for periodic status updates on approved CPA projects. Minor modifications were noted, and a new format to be presented at the next meeting. CPC expressed general satisfaction, and expects to see responses back from all recipients in late September/Early October. It was noted that there were Staff concerns about two projects that had lingered: the Trail Through Time, and the Robbins House (Powers Gallery).

### **III. Administrative Matters and Updates**

5. **Meeting schedule changes – Fall 2019 & 2020.** R. Bartl noted that with the change in hours at Town Hall (TH will be open Tuesdays until 7:30) it would be convenient to have CPC meetings moved to Tuesday nights. There was discussion about conflicts with the schedules of some members, but the consensus was to go with the proposed schedule, understanding that some members might arrive late at some meetings.
6. **Officer elections** (Chair, Vice Chair, Clerk) and discussion of the open at-large membership. It was noted that Carolyn Kilpatrick was interested in moving from Associate to Full Member and taking the At Large position now open when D. Charter moved up to be the designated member from the Board of Selectmen. The elections will be held off until the next meeting (August 22).

#### **IV. Adjournment**

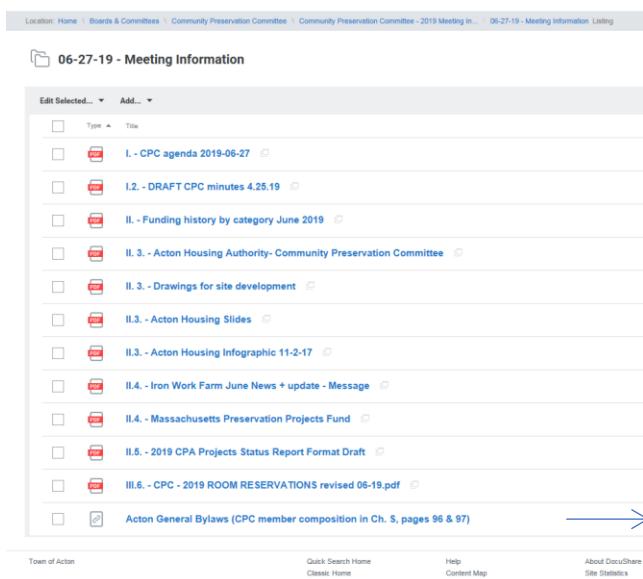
Motion to adjourn at 8:50 PM by T. Beyer, seconded by B. Alesbury, approved unanimously.  
Next meeting to be Thursday, August 22, 7:30 PM, at the Acton Memorial Library

#### **V. Documents and exhibits used during this meeting**

Agenda for 6/27/ CPC meeting, draft minutes of 4/25/19 CPC meeting, Bar graph showing allocations from Acton, Concord, Wayland, Draft Status Update Chart, Email from Anne Forbes regarding MPP Grant, Chapter S excerpt, draft meeting schedule form, power point presentation from ACHC & AHA.

For a review of the meeting documents for this meeting, please visit the digital link below:  
<http://doc.acton-ma.gov/dsweb/View/Collection-10504>

Below is a list of the documents for this meeting:



The screenshot shows a list of documents under the heading '06-27-19 - Meeting Information'. The documents are categorized into sections I, II, and III. Section I contains the CPC agenda and draft minutes. Section II contains funding history, Acton Housing Authority documents, and various reports from the Massachusetts Preservation Projects Fund and Iron Work Farm. Section III contains a room reservations document. The 'Acton General Bylaws' document is listed at the bottom of the page.

<http://doc.acton-ma.gov/dsweb/Get/Document-1867/General%20Bylaws%202009.pdf>