

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

**MEETING MINUTES**

**July 7, 2020**

**7:30 PM**

**MEETING HELD BY ZOOM TELECONFERENCE AND AVAILABLE TO THE PUBLIC**

**Present:** Ray Yacouby (Chair) Dean Charter (Clerk), Tory Beyer, Amy Green, Carolyn Kilpatrick, Bill Alesbury, Walter Foster, Jim Snyder-Grant (Associate), Alissa Nicol (Associate), Steve Trimble

**Absent:** Nancy Kolb

**Others Present:** Robert Hummel

Chairman Yacouby opened the meeting at 7:31 PM. The Chair read the notice regarding Virtual meetings and how the public could access and participate in the meeting. All votes will be by roll call. The Chair noted that he would take some items out of order from the written agenda in order to accommodate public interest in the Piper Lane open space acquisition proposal. The order of these minutes follows the posted agenda, not the actual meeting process.

**I. Regular Business**

1. **Citizens' Concerns** – None
2. **Review and Approval of Meeting Minutes**– The meeting minutes from the June 23, 2020 CPC meeting were reviewed. Green moved to approve, seconded by Foster. Green, “Aye”, Trimble, “Aye”, Charter, “Aye”, Beyer, “Aye”, Nicol, “Abstain”, Snyder-grant, “Aye”, Yacouby, “Aye”, Alesbury, “Aye”, Foster, “Aye”, Kilpatrick, “Aye” Minutes Approved
3. **Administrative Updates and Reports** – Hummel noted that Roland Bartl was retiring as of the end of July, that Kristen Guichard was on maternity leave, and that he was the only person left in Planning. In the future all emails should be addressed to the Planning shell.

**II. New /Special Business**

4. **CPC Election of Officers** – Foster moved that Yacouby be reelected as Chair for FY 21, seconded by Trimble. Foster nominated Kilpatrick to be Vice-Chair for FY 21, seconded by Alesbury. Charter nominated Trimble to be Clerk for FY 21, seconded by Foster. The slate of officers were elected as a group, by roll call: Green, “Aye”, Trimble, “Aye”, Charter, “Aye”, Beyer, “Aye”, Nicol, “Aye”, Snyder-Grant, “Aye”, Yacouby, “Aye”, Alesbury, “Aye”, Foster, “Aye”, Kilpatrick, “Aye”. Slate of officers approved unanimously
5. **Town Meeting Update**– Yacouby noted that the Town Meeting went very well, and that all projects were approved with little to no discussion. He noted that having the presentations prerecorded on YouTube and available in advance was helpful, and that

there were no controversial projects. He thanked the Committee for their hard work and diligence.

6. **Vote on Open Space Acquisition Funding Request** – Charter presented the proposal from the Board of Selectmen to purchase 6+/- acres of land off Piper Lane and incorporate it into the Great Hill Conservation Area. These parcels had been under discussion for acquisition for many years, and are subject to a proposed 40B Development. The Selectmen had been negotiating for some months to purchase the land, and there was great opposition to the proposed development. The Selectmen had voted unanimously to recommend purchase, as had the Open Space Committee. The purchase price is to be \$1,150,000, and is less than the appraised price. A decision yet to be made is the fate of the “Magoon” house, but it was noted by Beyer that the Historical Commission had previously voted to allow demolition because there was no historic fabric left in the building. Peter Berry called in as a citizen and noted that the 40B would have provided 7 affordable units, and he would favor rehabbing the house or demolition and reconstruction to provide one or two affordable units. The CPC reviewed the letter from the Open Space Committee and agreed that half the purchase price should come from the Open Space set-aside and half from bonding. Charter noted that the vote at a Town Meeting to be held before September 30 would take all the funds from the Set-Aside, but that 50 % of funds would be restored when the Town can go out for long term borrowing associated with other projects. Any funds generated from the possible affordable housing on the Magoon house site would also replenish the Open Space Set Aside Fund. It was noted that some fund raising might also take place. Foster moved that the CPC approve the proposed acquisition as noted in the letter from OSC dated July 6, 2020, with details of the 50% bonding to be worked out. Seconded by Kilpatrick, Roll call vote: Green, “Aye”, Trimble, “Aye”, Charter, “Aye”, Beyer, “Aye”, Snyder-Grant, “Aye”, Yacoub, “Aye”, Alesbury, “Aye”, Foster, “Aye”, Kilpatrick, “Aye”, approved unanimously. Note, Nicol did not participate in the discussion or the vote, and only joined the meeting as a “panelist” at the end of discussion about this project. It was noted that the next meeting would most likely be a single item agenda, with Charter to bring back details for proposed bonding and costs.
7. **Review and Vote on Award Letters** – The award letters were discussed. General consensus was that all letters as posted on Docushare were appropriate. Foster suggested that the section in each letter noting that any significant changes to a project MUST be pre-approved by the CPC be bolded in all letters. This is in response to several issues in the past, most recently the Skate Board Park. There was consensus on the need for this change, and the letters will be so adjusted before they are signed and sent out. It was suggested that the letters be approved as a group using consent agenda format. The titles were read off and no “holds” expressed. Beyer moved to accept all letters, seconded by Foster. Roll call vote: Green, “Aye”, Trimble, “Aye”, Charter, “Aye”, Beyer, “Aye”, Nicol, “Aye”, Snyder-Grant, “Aye”, Yacoub, “Aye”, Alesbury, “Aye”, Foster, “Aye”, Kilpatrick, “Aye”, approved unanimously.

8. **2021 Community Preservation Plan**- The 2021 CPP was briefly discussed, and it was noted that very few changes had been made. There will be one of two updates to be made by the contributors, but nothing of significance. Kilpatrick moved to approve the draft plan, seconded by Beyer. Roll call vote: Green, "Aye", Trimble, "Aye", Charter, "Aye", Beyer, "Aye", Nicol, "Aye", Snyder-Grant, "Aye", Yacoub, "Aye", Alesbury, "Aye", Foster, "Aye", Kilpatrick, "Aye", approved unanimously.
9. **Adjourn** - Motion to adjourn at 9:10 PM by Foster, second by Beyer, Green, "Aye", Trimble, "Aye", Charter, "Aye", Beyer, "Aye", Nicol, "Aye", Snyder-grant, "Aye", Yacoub, "Aye", Alesbury, "Aye", Foster, "Aye", Kilpatrick, "Aye" Approved unanimously , Next meeting to be held Tuesday, July 28 at 7:30 PM, Meeting to be virtual.

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

Community Preservation Committee Agenda for July 7, 2020

Draft Community Preservation Committee Minutes for June 23, 2020

Draft award letters:

- Repointing & Chimney Restoration of 1889 Acton Memorial Library
- 53 River Street Historic Park
- ACHC Community Housing Program Fund
- AHA Main Street Development
- East Acton Village Green
- NARA Sports Pavilion
- Open Space Acquisition and Protection Set-Aside Fund
- Regional Housing Services
- Restoration of Historic Streetscapes
- Town of Acton-Gardner Field

Letter from Open Space Committee to the Community Preservation Committee dated July 6, 2020 "RE: Piper Lane Open Space Acquisition"

Draft 2021 Community Preservation Plan

Email from Dean Charter to Robert Hummel and Ray Yacoub dated 6/28/20 "CPC meeting July 7"

Locus Plan of Town Atlas Map H-3A parcels prepared by the Town of Acton Engineering Department