

TOWN OF ACTON COMMUNITY PRESERVATION COMMITTEE (CPC)

MEETING MINUTES

Tuesday, October 24, 2023

7:30 PM

HYBRID MEETING HELD IN MEMORIAL LIBRARY CONFERENCE ROOM AND BY ZOOM

Present: Peter Berry, Tory Beyer, Dean Charter (Chair), James Colman, Lori Cooney, Michelle Ellicks, Steve Trimble (Clerk)

Absent: Walter Foster (Vice Chair), Michaela Moran

Others Present: Kaila Sauer (Assistant Planner II), Jacqueline Saltzman, Karen O'Neill, Brandon Comstock, Joe Giacomo supporting Open Space discussion; Joe Will

The Chair opened the meeting at 7:33 PM.

I Regular Business

1. **Citizens' Concerns** – None raised.
2. **Review and Approval of Meeting Minutes**- The Committee reviewed the September 26, 2023, CPC minutes. Berry moved to approve the minutes as amended, seconded by Beyer. Trimble called the roll, and the minutes were approved with one abstention (Beyer).

II. New /Special Business

3. Open Space Committee Update

- i. Ms. O'Neil plans to submit a set-aside request for \$600-700k. They expect action on the Moritz property in the next year. The properties feature wetlands on the left. Nashoba Brook runs along the northern edge as does the BFRT.
- ii. It is zoned for residential and lies in an affordable housing designated area. The family is not in favor of housing.
- iii. There are 18 Ham radio towers. Trimble asked about towers. They are in poor shape and Dean stated the SB doesn't want to buy liability in the towers. Beyer indicated there are no objections from the Historical Commission.
- iv. Trimble asked how the group would gap the monies required above the current set-aside. The TM hired an independent appraiser, and the owners have an appraisal. The town is targeting closing in September or October of 2024. Comstock is pursuing financing the gap.
- v. Mr. Will asked if it would be bought over time, and easier to purchase if we go into another fiscal year. The thought was yes. Will asked about its use as a sewer disposal plant. Charter said if the town bought it would be inconsistent

with CPA and conservation. He noted that Magee previously opined the parcels may not be suited for sewer use. There would be a CR placed on it.

- vi. Ms. Abe noted species found in the parcels.
- vii. Trimble asked if the Open Space Committee would be amenable to purchasing the larger of the 2 parcels or locating some housing on Weatherbee street to obtain the back part of that parcel for open space and provide alternate financing for that accommodation. He asked Sauer if these properties were prioritized on the previous and expected to be on the next OSRP. She noted that 19 Weatherbee, the larger parcel, was rated 25 out of 30 in the lapsed OSRP. She did not have the 35 Weatherbee at hand.
- viii. Colman asked if this was for sale last year. Yes, as these and the Conant opportunities presented at the same time.
- ix. In addition to these efforts, another potential project 3 lots Triangle Farm Lane abutting the Carlisle, Concord, and Acton conservation areas. Property is up for sale. Senator Eldridge, who knows the family, is working with Susan Mitchell Hart to try to assess the opportunity. This property has also been on the market for one year.
- x. Trimble requested the team to ask for more funding and get less than ask for a lower amount.

4. Project Status Review

- i. Question on Community Housing Program Fund balance (\$35k or 325k). Editor's note Sauer confirmed there is \$350k with \$35k left from last year's award.
- ii. Sauer noted two projects were at risk of losing their awards (Preliminary Archeology and Historical Review and an allotment to preserve clothing at the Hosmer house) next July. The group felt the archeology item should be shifted to the town operational budget. Charter to discuss with the TM.
- iii. Peter Berry noted the basketball court taken offline and back online (previously noted and followed by the committee). The name plaque is not on it yet per Mr. Will and he noted the court had a funny wave in it from a distance. Peter also noted the \$60k CPA funding awarded in 2015 for nature play stations at Douglas and Gates. These were not rebuilt. He noted there are playgrounds and outdoor classroom spaces. Charter took an action item to investigate CPA projects that go end of life.

III. Administrative Updates and Scheduling

- **Veterans with Disabilities Home:** Charter met with Andrea Star about the Veteran Home on Cherry Ridge Road intended for a disabled veteran family. Originally under construction by Mark Star, he passed away unexpectedly, and the Jeanson family stepped in to finish the home. Almost all labor and supplies were donated to date, and it will require \$100k to finish. Any request would come under housing as a private non-profit like Habitat for Humanity. Wanted to finish winter and ask for reimbursement. Steve suggested seeing if this met ACHC requirements and would provide the funding.

- Charter noted Saltzman to be an associate at large with one associate role left. Saltzman to be nominated at the 11/6 SB meeting.
- Kaila noted the Finance Department will shortly provide the CPA local surcharge amount.

5. Next Meeting Dates

- November 14 – canceled
- November 20 – Project Applications Due
- November 28 – Start application reviews
- December 12 – Start presentations? Housing ones
- December 26 – proposing to cancel. Trimble motioned to cancel with Beyer seconding. Trimble called the roll which resulted in unanimous passage.
- January 9th (2nd and 4th Tuesday)

2024 Meeting Room shift to Room 9 in Town Hall

IV. Adjourn – Colman motioned to adjourn at 9:17 PM seconded by Cooney. Trimble called the roll and the meeting adjourned by unanimous consent.

Documents and exhibits used during this meeting:

1. 2023 CPA Projects Status Report 10-2023.pdf
2. CPC agenda 2023-10-24.pdf
3. CPC minutes 9.26.23 Draft.docx

Additional materials can be found here: <https://doc.acton-ma.gov/dsweb/View/Collection-17425>
agenda items are those reasonably anticipated by the Chair. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Reasonable accommodation for people with disabilities is available upon request. Include a description of the accommodation you will need, including as much detail as you can and include a way, we can contact you if we need more information. Please allow advance notice. Send an e-mail to planning@actonma.gov or call Planning's Office (978)929-6631.

For more information about community Preservation Committee contact cpc@actonma.gov or 978-929-6631