

## MINUTES

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

ACTON TOWN HALL, 472 MAIN STREET, ACTON, 7:30 PM, January 31, 2019

Members Present: Ray Yacoub (Chair), Dean Charter (Clerk), Walter Foster, Carolyn Kilpatrick, Steve Trimble, Bill Alesbury, Tori Beyer, Amy Green, and Peter Berry

Members Absent: Nancy Kolb

Others Present: Roland Bartl (Planning Director), Joe Will (Recreation Commission), Susan Mitchell-Hardt (Acton Conservation Trust) Annette Lochrie, Blake Lochrie, Melissa Rier (Recreation Commission), Terra Friedrichs

Documents Discussed: Draft letter to Mass Historical Commission, CPC 2019 Worksheet 1.5

Yacoub opened the meeting at 7:30 PM

- I. Citizens' Concerns: Annette Lochrie, Windsor Ave. requested that the CPC consider the expenditure of \$250,000 to purchase lot 2, 257 Central St. for use as a public park. Mr. Yacoub stated that the filing deadline had passed, and that she should work with the Open Space Committee and plan on resubmitting next year. Terra Friedrichs said that she had helped draft a citizen's petition to bring the purchase to Town Meeting. Mr. Foster suggested that the proposal needs support from the Board of Selectmen. Mr. Bartl stated that owner of property had filed an application with ZBA to develop the lot.
- II. Review Meeting Minutes for January 24, 2019: Motion to accept minutes by Mr. Foster, seconded by Mr. Alesbury, approved unanimously
- III. Recapture Memo: Mr. Bartl discussed recapture memo regarding \$235.00 turnback from Recreation for 2018 NARA Performance Improvements, project complete. Recapture moved by Mr. Foster, second by Ms. Beyer, Approved unanimously
- IV. Vote on letter of support for Historical Commission Project: Ms. Beyer presented draft letter to be used to support a \$10,000 grant request to Mass Historical, moved by Ms. Beyer, second by Mr. Foster. Tabled until end of meeting. At end of meeting the discussion turned back to the matter of the letter of support for the MACRIS project proposed by the Historical Commission. If the grant is received the Historical Commission will only use \$10,000 of the CPA request, and the balance can be recaptured. Mr. Berry moved that we approve 20K for MACRIS, seconded by Mr. Foster, Unanimous. Mr. Foster moved approved draft letter from Ms. Beyer, Ms. Kilpatrick second, Unanimous
- V. Project Deliberations: Mr. Yacoub explained the process with spreadsheet (Identified as "CPC 2019 Worksheet 1.5 and used throughout the meeting), which had been sent out on January 28 and the members had individually and independently rated each project. Most numbers were submitted in advance, but some were added live at the meeting prior to substantive discussion. There was initially unanimous approval for the following projects:

Community Housing	\$150,000	CH
Windsor Green Doors	\$162,656	CH
MACRIS	\$20,000	HR
China Trail	\$5,000	R
53 River	\$75,000	OS/R
Admin	\$59,498	
Iron Work Windows	\$125,000	HR

The balance of the discussion focused on areas of disagreement. After brief discussion the Jones Field Playground was agreed to unanimously at \$269,000.

Mill Place Bell Tower: Mr. Yacoub felt that the condo was making reasonable financial efforts with fees at \$400 to \$500 per unit and that tower was a very significant iconic structure. Berry felt that we were purchasing a historic preservation restriction that was worthwhile. \$50K request is only half of total cost of project. Mr. Trimble was worried about optics. Project benefit is purely aesthetics. Mr. Charter was opposed to use of public funds for a primarily private purpose. Alesbury wanted to examine financials. At end of discussion most members supported, but two were opposed or undecided. Discussion will continue at next meeting.

Acton Arboretum: Mr. Charter favored only \$33,000 for the project because one of the quotes (for \$22,000) was from Kennedy Landscape and that company was obligated to provide goods and services to the Town in lieu of rent for the town property they were operating out of. This issue was raised at the January 17 meeting as noted in the minutes, and a clarification had not been submitted by applicant as agreed to. Mr. Bartl stated that he would follow up. Upon discussion other members changed amounts, and issue will be held over to the next meeting.

Asa Parlin: Mr. Foster noted that this project has a great deal of history, and he is uncertain about what is being proposed, so he recommended \$50,000. Mr. Charter noted that he wants to know what the final project would entail, and that the latest plans submitted (produced with funding from an earlier CPA grant) were at variance from what was verbally presented by the applicant on January 24. Mr. Yacoub agreed that he wanted to know what the end state would be. Mr. Trimble suggested reducing the building to original historic size and using it as a storage shed and kiosk. Mr. Foster said that a policy decision needs to be decided by Board of Selectmen. Mr. Berry noted that the Selectmen would vote on prioritizations at the meeting on February 4. Discussion to continue at next CPA meeting.

VI. Administrative Updates: next meetings are Feb 7, 21, 28, all at Memorial Library

VII. Upcoming Meeting

02/7 7:30 PM Acton Memorial Library, Project deliberations

Mr. Alesbury moved to adjourn, seconded by Mr. Foster to adjourn at 9:20, approved unanimously.

For a review of the meeting documents for this meeting, please visit the digital link below.  
<http://doc.acton-ma.gov/dsweb/View/Collection-10480>