

TOWN OF ACTON COMMUNITY PRESERVATION COMMITTEE (CPC) MEETING

MINUTES

December 19, 2019

7:30 PM

ACTON Memorial Library, MAIN STREET, ACTON

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

Absent: Dean Charter

Others Present: Kristen (Planning)

Chair Yacouby opened the meeting at 7:34 PM

I. Regular Business

1. **Citizens' Concerns** – None Expressed
2. **Review and Approval of Meeting Minutes**- The meeting minutes from the CPC's September 12, 2019 meeting were reviewed, minor revisions offered, and approved: Motion to accept minutes by Amy Green, seconded by Walter Foster, approved unanimously.

II. New /Special Business

3. Project Hearings and Review

i. Gardner Field & Playground Master Plan (Presented: 7:44 – 8:08)

- \$30,000 request for Master Plan; funding from town capital is in the Town Meeting of \$8500 for fiscal 2021 which could reduce the \$30k outlay. 3 quotes received. Quotes \$25-\$35k. \$30k was the preferred Master Plan quote.
- \$6,000 from the ~ \$40,000 (of a \$100k goal) Friends of Gardner Field (FoGF) for land survey. Remaining funding is leverage for construction application. FoGF is 501c3.
- Master Plan and land survey will complete by Summer, 2020
- 3 Phases:
 - I. Master Plan
 - II. Parking & construction
 - III. Water treatments: Splash pad
- Survey sent out to 4,000 residents / 300 responses indicating need for:
 - ✓ Trees
 - ✓ Parking
 - ✓ Accessible play area
 - ✓ Farmers Market
- Transition plan? FoGF and Recreation collaborating
- Expect to request \$300 – 500K next year for Phase II.

- ii. **Open Space Acquisition/Protection Set-Aside Funds (Presented: 8:08 – 8:34)**
 - Current balance \$2.3M; Request - \$400k; last year CPC provided \$450k
 - Open Space benefits provided; Historic (Grassy Pond and elsewhere - Native American stone mounds) etc.
 - Good use of leverage; town meeting support
 - River Street done outside of CPA
 - Several projects near the top; a significant land purchase cost is going up.
 - Properties sought provide linkages
 - Looking at these 2:
 - ✓ Hebert Farm near Ace Hardware (15 acres); most promising in the next 12 months.
 - ✓ Moritz Property (28 Acres)
 - Questions on wastewater treatment or Water Department use. There has been discussion but nothing imminent.
- iii. **Community Housing Program Fund (Presented: 8:34 – 8:45)**
 - \$100k affordable housing focus; \$50k ongoing unspecified work; new this year \$50k for supportive rentals for special needs of young people
 - \$135k balance; 2 affordable projects moving forward and will reduce these funds
 - Money for Housing Production Plan; senior rentals; capital improvements for affordable units, etc.
 - Example: families with parents in 80s with children still at home in 60s. 7 – 10 families coming. RFP for consultant to look into different support models.
- iv. **Regional Housing Services (Presented: 8:45 – 8: 56)**
 - Joined 2012. 7 communities. Monthly meeting with coordinator and less frequently with partners
 - Acton at 7.72% low income housing.
 - 85 hours more to replace Nancy Tavernier's retirement. \$65k for 2 years of funding. ~\$30k per year

4. Administrative Updates - None

III. Adjournment

Motion to adjourn at 8:58 PM by Foster, second by Kilpatrick, next meeting to be January 7 2020.

IV. Documents and exhibits used during this meeting

Documents posted at <http://doc.acton-ma.gov/dsweb/View/Collection-10494>.

Documents used:

- CPC Agenda
- Draft 11.26.19 CPC minutes
- CPA Project Application Schedule
- Norton Arboretum application withdraw letter
- Gardner Field Presentation
- ACHC Presentation
- Open Space Presentation
- RSHO Presentation