

TOWN OF ACTON COMMUNITY PRESERVATION COMMITTEE (CPC) MEETING

MINUTES

January 7, 2020

7:30 PM

ACTON Memorial Library, MAIN STREET, ACTON

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

Absent: Dean Charter, Tory Beyer

Others Present: Robert Hummel (Planning)

Chair Yacouby opened the meeting at 7:31 PM

I. Regular Business

1. **Citizens' Concerns** – None Expressed
2. **Review and Approval of Meeting Minutes**- The meeting minutes from the CPC's December 19, 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. **Main Street Development (Presented: 7:35 – 8:02) Kelly Cronin**
 - 91% of town meeting supported senior housing on right side of Isaac Davis Road. 31 units planned in Main Street location. Site Purchased after day care was declined and looking at senior housing.
 - Under the proposal the Town provides the land that Kennedy Landscaping sits on easement for septic on Route 2 side. A park is planned for that land (e.g. dog park, open space).
 - Pre-Development Funds is this request; Amount requested is \$500k. Contains funding for things like legal and architecture and other prep work; Total full budget ~\$15M. Financing usually seeks funding from banks, MA Housing and State in past housing efforts.
 - Acton sees turnover of 4-8 units of senior housing each year resulting in a 6-year backlog of housing that will continue to grow as the overall population ages. Services allow seniors to stay in their residence when they can maintain tenancy which lowers the turnover rate.
 - Goal: See a 30% cut in servicing from 90 people on the waiting list. Tax credits work on percent reaching people between 30-60% of median income (~\$30-40k income per year). Age 60 & over for at least one occupant. There are state limitations on section 8 housing. Capped at around 25% in a single building.
 - If funding is not obtained we will need to delay another year (funding round is in November). What money would allow this team to continue and not delay the effort? The state looks for a local match. If the balance is not available then \$300-400K is a good start.

ii. **Restoration of Historic Streetscapes (Presented: 8:05 – 8:18)**

- \$15k trees and plants in historic district
- Replace as they come out; 24 trees over 3 years
- We have no formal inventory of trees, but we have the list planted since 1940.
- Losing more trees than we are planting. Space is the constraint.
- CPC is only part of the budgeted amount. Sidewalk efforts also contribute. Project or site specific. Tree work is ~ \$70k per year but includes removal.
- They would be good if they were funded \$5k per year if CPC needed to spread out.
- Acton just approved to be a Tree City USA. Looking at seedling program.
- Not using new tree types (e.g. Katsura) in historic district.

iii. **NARA Sport Pavilion (Presented: 8:34 – 9:02)**

- \$400k requested to add with the \$576,304 to match the financing.
- Cost Estimates \$489k + \$443.9k - Total \$976,304 for both buildings.
- \$350k granted in 2015. \$289.4k left of that amount. State grant added \$150k; Miracle League \$150k so project has \$576,304. Buildings are known as North (by Miracle) and South buildings
- \$124k leveraged in private services plus town staff in the project
- Benefits: family restroom, storage, office space, concessions etc.
- Will have the covered patio eventually.
- Concern expressed on the duration of project completion the safety parameter points and having a large amount of funding still unspent. 2015 was expected to be complete in that year and here we are 3 years later. There have been a number of delays in several Recreation efforts. Project Management of the overall efforts. No track record that this can be done in the next 12 months. NARA serves a broad population. Ray noted he was embarrassed by those buildings for last 4 years.
- What is the magic number to get through 2020. It was not viewed as a phased project, but the funding was 50% of requested so it could not be completed. The town can go out to complete the North building with or without 2020 CPC money using existing current funds. Melissa said it was her mission to wrap up all CPC funded projects this year.
- Timeline: Go to bid Feb, approve in March and then a 90 days construction to have the North building good. There are economies of scale to have both buildings done together. Programming impact if only the North building is completed. We would have the bathrooms. The department offices could not be moved nor the camp / snack park.

4. Administrative Updates – None

- Staff will prepare the Annual Report for Ray's review.
- Email from FinComm to go to their meeting. Ray should go to the committee. Last year Ray, Walter and Bill. Alissa would like to attend. Use PowerPoint for the BoS. Bill will attend as all.

III. Adjournment

Motion to adjourn at 9:16 PM by Kilpatrick, second by Foster, next meeting to be January 7 2020.

IV. Documents and exhibits used during this meeting

- BOS Ranking 01-07-20.pdf
- CPA - Presentation - Historic Streetscape Restoration.pdf
- CPA Project Apps - hearing schedule 2020.pdf

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- CPA Project Apps - hearing schedule 2020.pdf
- CPC agenda 2020-01-07.pdf
- DRAFT CPC minutes 12.19.19.pdf
- NARA Sports Pavilion CPC Presentation.pdf