

TOWN OF ACTON COMMUNITY PRESERVATION COMMITTEE (CPC)

MEETING MINUTES

**November 24,
2020**

7:30 PM

MEETING HELD BY ZOOM TELECONFERENCE AND AVAILABLE TO THE PUBLIC

Present: Ray Yacouby (Chair), Carolyn Kilpatrick, Steve Trimble (Clerk), William Alesbury, Dean Charter, Alissa Nicol (Associate) Walter Foster

Absent: Victoria Beyer, Nancy Kolb, Amy Green

Others Present: Kristen Guichard, Joe Will, Melissa Rier (Recreation), Tom Gillespie (Dog Park)

Chairman Yacouby opened the meeting at 7:33 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.

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I. Regular Business

1. Citizens' Concerns (7:36 PM - 7:37 PM)
 - Yacouby requested any concerns?
 - Kristen states none requested.
2. Review Meeting Minutes (done out of stated agenda order, 8:24 PM – 8:26 PM)
 - Trimble note the removal of the typo "Frat".
 - Chairman Yacouby requested a motion to approve the October 27, 2020 CPC Minutes.
 - Foster moved to approve the minutes, seconded by Charter.
 - Committee Disposition: "Ayes" Ray Yacouby, Carolyn Kilpatrick, Bill Alesbury, Dean Charter, Alissa Nicol, Walter Foster, Steve Trimble (Clerk)
 - Motion approved unanimously.
3. Administrative Updates & Scheduling (done out of stated agenda order; 8:26 PM – 8:29 PM)
 - Yacouby asked for any updates
 - Guichard said no additional items.
 - Chairman Yacouby requested a motion to adjourn.
 - Foster moved to adjourn, seconded by Kilpatrick.
 - Committee Disposition: "Ayes" Ray Yacouby, Carolyn Kilpatrick, Bill Alesbury, Dean Charter, Alissa Nicol, Walter Foster, Steve Trimble (Clerk)
 - Motion adjourn the November 24, 2020 meeting approved unanimously.

II. New/Special Business

4. Recreation CPC Projects update (done out of stated agenda order 7:37 PM – 8:02 PM)
 - Melissa Rier, Recreation Director, presented an update on the 2020 progress on CPA funded projects:
 - o Nara: North Building complete containing bathrooms for Miracle League and ready to open in Spring. South Building will look compete from the outside. It requires funding to complete the inside. It is intended to support summer camp, snack bar and recreation

offices. It is estimated to need ~\$500k to fully complete. Recreation will request ~\$250k from the CPA after earmarked funds etc. are pursued.

- TJ O'Grady: Trees were added and benches that can also be skated on. Memorial Bench planned along with updated signage. Melissa ordered parking signs.
 - ✓ ~\$29k of CPC provided funding remains from phase 1.
 - ✓ ~\$44k of CPC provided funding remains from phase 2.
 - ✓ The project will return to CPC ~\$70k.
- Jones Field:
 - ✓ CPC Funding for project: \$269k with Smile Mass adding \$7k and donations of ~\$42k. Total funding ~\$318k.
 - ✓ Remaining Need:
 - funding for sidewalks and walkway that is being pursued through other avenues.
 - Would like to complete the partial rubber surfacing for the remaining mulched area: estimated at \$114,206.
 - ✓ Phase II: anticipated the addition of pickleball, volleyball, basketball capabilities. Melissa plans to survey needs again since the most recent one was completed in 2014.
- Garner Feasibility
 - ✓ Provided a rendering of the park as completed by Lemon rook which was funded by the CPC (\$30k).
 - ✓ Historic District will not be changed.
 - ✓ A playground with Splashpad (future work) envisioned.
 - ✓ Parking initially at 27 spaces will likely be reduced to 14 spaces to preserve greenway.
 - ✓ Boardwalk
 - ✓ Project cost estimate underway. The CPC will be asked for the parking and playground but not the splashpad. Currently the plan is to look at Jones and work in reverse to derive the cost. We are not with a playground company and are comfortable with the rough estimate for parking.
- ✓ Picnic Pavilion Restrooms
 - ✓ Usage is much broader than expected. Located in the middle of NARA it is not near convenient/expected bathroom facilities.
 - ✓ Usage includes weddings, corporate, family events etc.
 - ✓ Spent CPA \$10k of the \$155k with \$145k remaining
 - ✓ Andy Brockway is the architect involved to assist with funding.
 - ✓ Melissa discussing project with O'Brien & Sons to compare against ROMTEC for the structure as ROMTEC pricing is above what was expected. Meeting with O'Brien & Sons next week for competing estimate.
- Chairman Yacoubi commended Melissa on her presentation.
- Charter, Trimble and Kilpatrick agreed with Yacoubi.
- Alesbury seconded but asked if there were plans to soften the starkness as it stands out as you drive by it. He noted it was good to see the Recreation progress in advance of any additional funding. He would also like Melissa to provide an overall update including original ask, how much gone, any change to project scope and what is in any new ask from a historical context.
- Foster noted the presentation and noted finally the skate park is done. Welcome news. Echo sentiment updates are critical. Any planned project submission – the pavilion bathroom requires the historical context as noted by Alesbury. How do we proceed with remaining “open” projects?
- Nicol lives near Jones Field and notes the use already. She is happy parking is being reduced at Gardner. There is a large private paved lot next to it already. She noted 300 people were there for movies without the parking. Questioned whether the Nara Pavilion bathroom was part of the original plan.

- Rier noted that the bathroom was not included in the initial Pavilion request. Yacouby suggest we need to backfill and recognize the need and noting its location in the middle of the park and it is needed.

5. Dog Park Update (done out of stated agenda order 8:02 PM - 8:21 PM)

- Gillespie, chair of Dog Park Committee, updated the CPC Committee with progress and noted plans to approach the CPC Committee for funding. He previewed the material but noted they will be going through town prioritization process.
- The sites chosen are 348 and 352 Main Street. He displayed the sites shown with private Davis Way cutting north corner and noted that municipal property was required for the planned grant.
- 1.3 acres are in 348 Main Street and would be split into a small and large dog section. 352 Main Street (upper parcel) used for parking and green space (passive park) next to the planned affordable housing. The sites have town water, sidewalk and vehicle access and is an attractive space. Septic for the housing project will be collated.
- Stanton Foundation covers 100% of design and 90% of construction costs up to \$250K so it would be a highly leveraged project.
- Tom noted they are working through neighbor, traffic and a few other concerns.
- To meet the Stanton 10% funding component of the construction, estimate at \$250K we will look to the CPC to fund this 10% or approximately \$25,000. Although the Stanton Foundation has both design and construction grants, the dog park proposal requests funding for the design just to make sure the design is covered. If the park gets the Stanton design grant, then the CPA design amount would be returned.
- Trimble asked what isn't covered by Stanton. Gillespie noted the depicted gazebo and 352 Main Street is a separate cost the town is looking at. Gillespie thinks the town is looking at a master plan for the entire area.
- Kilpatrick asked about ongoing maintenance. Gillespie noted based on research on dog parks nearby that users of the park take it personally and self-police. There will be facilities to distribute and collect waste. There was an increase in dog license fees and the \$4k is in line with surrounding costs. The Recreation Department will cover some activities and there is an expectation that, like the Arboretum, a viable Friends of the Acton Dog Park will support ongoing.
- Alesbury asked is this is the first formal dog park in Acton. Gillespie noted that the key difference here is it is enclosed. Some breeds will take off at Great Hill. It will be safe for these breeds, puppies, etc. Alesbury asked is the Dog Park Committee was looking at dog control in other trail areas. Gillespie noted there is no authorization to review these concerns with the current Dog Park Committee. Gillespie suggested raising with the BOS to look at current leash law; "under control" is the wording now. If not working town should review

6. Discussion on timeline for application process for 2020-2021 (8:21 PM – 8:23 PM)

- Yacouby asked for updates
- Publicized for the 16th per Guichard
- Should have funds for the December 8th meeting; recapture the following meeting
- December 22 first meeting with all applications.
- Guichard says we will know as they come in via committee email
- Planning will put on site

Next Scheduled Meetings:

- 12/08/2020
- 12/22/2020

Additional materials can be found here: <http://doc.acton-ma.gov/dsweb/View/Collection-11729>

For more information about Community Preservation Committee contact

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