



TOWN OF ACTON
COMMUNITY PRESERVATION COMMITTEE (CPC) MEETING MINUTES
February 28, 2023 - 7:30 PM
Virtual

Present: Bill Alesbury - Chair (BA), Steve Trimble - Vice Chair (ST), Dean Charter (DC), Nancy Kolb (NK), Alissa Nicol - Clerk (AN), Victoria Beyer (VB), Michaela Moran (MM), James Colman (JC), Lori Cooney - Associate (LC), Walter Foster (WF)

Absent: none

Others Present: 7

BA called the meeting to order at 7:30 PM and read the notice regarding virtual meetings, and attendance was taken via roll call vote.

I. Regular Business

1. Residents' concerns

none

2. Review and approve minutes from previous meetings

DC moved and VB seconded a motion to approve the minutes of 2/14/23. Minutes were approved unanimously.

II. New/Special Business

3. 2022 Project Deliberation

- a. **Camp Acton**, VB noted that this project should be in Town budget, but consented to fund as all other committee members had indicated full funding

- b. **Woodlawn Chapel**, consensus to fund
- c. **Jenks culvert**, consensus to fund
- d. **AHA McManus Manor**, AN noted complete support of project, but nearly \$2 million (not including \$1 million in CPA funds to pay Town for property) in funding already committed by Town is sufficient local support, noted availability of solar/EV charger incentive payments; NK noted that 60% of cost for EV chargers is available, solar is not eligible, but is important to lower operating costs as building will be all electric, cost of solar can't be added to loan; LC noted that funds for solar won't be spent for few years, doesn't think of sustainability projects as appropriate for CPA funds, wants funds to go towards upcoming open space purchases which are appropriate use; NK noted that project should break ground in a year's time; WF need that building code requires ability for onsite charging in new construction, project shows foresight, supports community housing goals; JC agreed that project ensures community housing is provided; BA is wholeheartedly supportive, consensus reached to fund
- e. **Open Space Preservation Plan**, BA funds only first 2 years and not equipment; ST funds 2 years and equipment; NK funded first year only; other committee members agreed; DC makes no comment as abutter to one of the properties to be monitored; AN noted that committee should agree on rationale of decision to fund or not to fund equipment to communicate to voters; BA noted brush hog will be dedicated to meadow mowing; DC noted that it is a minor amount and questioned setting precedent of equipment purchase, can be bought at end of year with turned back funds
- f. **NARA boardwalk** - consensus to fund
- g. **Isaac Davis monument** - consensus to fund; BA noted that Historic Preservation set aside should be applied to this project
- h. **468 Main Street painting** - BA noted that Town should maintain a building used for administration; LC agreed; ST suggested funds would be used up otherwise, painting all Town buildings; VB noted that house is in good condition, not time critical, but 18 Windsor is critical need; DC noted that Town did not get building for bargain price, change over time in committee consideration of funding painting of historic buildings; BA noted support for non-profit such as Iron Work Farm makes sense and painting of Town Hall was funded as part of major renovation; AN noted that painting of historic buildings is not routine maintenance, but critical for preservation; JC asked for rule of thumb to be created; BA noted that committee should judge projects on their own merits, legal counsel states that painting projects are judgment call, should consider means of owner, risk of Town allowing buildings get to critical point if rule of thumb is to fund those in poor condition; DC suggests painting be done only if associated with extraordinary repair; MM suggests CPA funding for repairs if Town pays for painting, but repairs are only a few thousand of request, consensus reached to not fund

- i. **West Acton Citizens Library (WACL)** - DC noted that at least 2 studies have been done on accessibility, and this proposal would likely result in discovery that physical accessibility inside building is impossible, should concentrate on waiver from Mass Architectural Access Board, comparable services exist at Memorial Library (AML); NK noted that AML is accessible, Minuteman Network allows delivery of materials to WACL; VB noted that although ramp would permit wheelchair users to access building, interior doorways are too narrow, building would need to be totally restructured and potential cost of \$400K; consensus reached to not fund
- j. **18 Windsor** - LC noted that project seems to be repair; AN noted that the gutters would prevent damage from recurring, consensus reached to fund
- k. **Regional Housing Services Office** - AN noted this should be a line item in Town budget as it is equivalent of 'routine maintenance,' these services are specialized and are required to maintain units on Town's Subsidized Housing Inventory, added value of regionalization; DC had conversation with Town Manager to suggest this path, but committee as a whole should vote and then address with Town Manager and Select Board for next year; consensus reached to fund
- l. **Community Housing Fund** - VB lowered figure to accommodate Open Space; AN had set above ask, but will lower to accommodate AHA project
- m. **Open Space Set Aside** - committee members increased initial amounts with remaining available funds, but amounts still range from ~\$500K-\$800K
- n. **Administrative Support** - consensus to fund

III. Administrative Matters and Updates

4. Next Meeting Dates

3/14 - Final funding decisions
 3/28 - Review Draft Warrant Articles

WF thanked DC for sending email to ABRSD Superintendent re: rebuild of CPA funded Elm Street basketball courts

NK noted that Bob Whittlesey passed at age of 101 on 2/27/23, a nationally recognized affordable housing leader, Chair of AHA for decades.

MM moved to adjourn the meeting, and NK seconded. The motion passed unanimously, and the meeting was adjourned at 9:31 PM.

Documents used at the meeting:

CPC Meeting Minutes - 21423.docx

2023 Community Preservation Committee Applications

Documents can be found here: <http://doc.acton-ma.gov/dsweb/View/Collection-16230>

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