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FEB 15 2013

Minutes
Town of Acton Community Preservation Committee
January 24, 2013
Acton Town Hall Room 204

TOWN CLERK, ACTON

Members Present: Roland Bourdon (Chair), Tory Beyer, Dave Clough, Walter Foster, Amy Green, Betsy Mercier, Susan Mitchell-Hardt, Corrina Roman-Kreuze, Ken Sghia-Hughes, Peter Ashton (Associate),

The meeting was opened at 7:35 by Chair Bourdon

1. Review minutes of 1/10/2013 and 1/12/2013; Sghia-Hughes moved to approve with minor edit; Beyer seconded; all in favor
2. Kelly Cronin (Acton Housing Authority) and Kaffee Hang (Kang Associates) presented for Sachem Way Siding Replacement
 - a. Had requested \$203,000, although current estimates are now higher and they have 3 alternatives; will not be asking CPC for additional monies
 - b. Roofing project is still proposed with state funding
 - c. Existing conditions – no sheathing under the siding on external walls; have been in place for 25-30 years and now siding is popping loose and possibly water getting into the walls
 - d. Preferred Alternative 1 would be fiber cement siding with replacement of batt insulation - \$\$345,031; replacing of batting would increase the R value (which is already minimal for the buildings) and would remove any potentially water damaged material; fiber cement siding is more durable than vinyl siding (Alternatives 2 and 3)
 - e. Alternative 2 would use vinyl siding and replacement of batt insulation - \$305,838
 - f. Alternative 3 would just use vinyl siding with no replacement of batt insulation – 273,974
 - g. Will be discussing with Housing Board how to structure work and funding, may need to do it over a period of years
 - h. Discussion
 - i. Can project get up to the preferred R-19 value? Close, with Alternative 1
 - ii. Can State funding be increased? Will be asking but not likely; they will be bumping other capital projects to complete Sachem Way first
 - iii. Any other source of funding? No
 - iv. What are the main cost differences between Alternatives 1 and 2? PVC trim and painting fiber cement

- v. Which is preferred material? Fiber cement is more durable and product will last longer; will need to be painted +/- 10 yrs
- vi. Would this be a prevailing wage bid? Yes
- vii. When would bidding happen? Soon; will likely bid in March with the alternatives so that they can move ahead immediately after Town Meeting
- viii. What happens if siding is not replaced? Existing siding will continue to peel and ultimately damage to building will worsen as wind and rain has their effects.

3. Pamela Lynn for HDC Preservation Loan Program
 - a. Reviewed Anderson & Krieger letter which had answered many of the questions that were raised when HDC applied for CPA funds last year.
 - b. Asking for \$150,000 but would likely not commit all \$150,00 in first year as anticipate many small projects; Selectmen had recommended funding \$100,000
 - c. Selectmen would retain veto over all projects, after initial approval by HDC
 - d. Bartl suggested that most likely path would be through general legislation rather than home rule petition; would likely go faster and might avoid issues that the town of Arlington had.
 - e. Committee discussed that the Anderson & Krieger letters (and some other info) got to the members very late and, as such, had little to no time to review them.

4. Bill Mullin for Morrison Farm Plan Implementation
 - a. Went through PowerPoint slide show
 - b. Approximate total cost is \$2.8 million
 - c. Suggest 2 votes
 - i. CPC approve concept
 - ii. CPC recommend Appropriation and bond
 - d. Discussion
 - i. Explain “expensed money” vs “bonded money”, is it all CPA money; yes, will be paid back over 15 years; assets are bonded and all other projects would be expensed; this is an excellent time to get a bond due to low rates
 - ii. How does timing for the bridge for the rail trail work? Will it be coordinated? Yes, bonding for that amount will be coordinated with rail trail time frame. Noted later that rail trail is slated for 2014, maybe 2015, with no sign of delay
 - iii. Bid payment schedule – is the last 5 years missing from the spreadsheet? Mullin will check and submit if needs correction
 - iv. Would need to come back to CPC to authorize future expenses as project goes through

- v. Is there funding outside of CPA? Yes, \$1.3 million being donated; bond for original purchase has been paid off
- vi. With regard to protection of Open Space, will the 15 acres of wooded trails be turned over as conservation land or will it have a CR. CR does have associated costs with it, and plans may change in immediate future, so they recommended doing a CR later if it is desired. Later discussed at the very least that CR not be carried through until the project is done so that the CR would not need language to anticipate proposed project elements.
- vii. Will there be asphalt paths? Likely stone dust and boardwalk around the pond and asphalt paths in the internal sections. Needs to be ADA compliant. This will be decided in final design and permitting phase.
- viii. Morrison Nature and History Center (MNHC) is eligible for CPA funding; fits under recreation and would also be used to house (and teach) historic/archaeological artifacts. Anderson and Krieger letter had recommended conditions
- ix. CPA funding will not be used for building demolition
- x. What is projected schedule? Opening MNHC for summer solstice 2014, so start construction this spring, do bid in March and start permitting
- xi. Are they doing community outreach? Have been a number of efforts; have a brochure; organic farmers meeting on February 4, Open House on March 6, also 2 more site walks and information at Winterfest
- xii. Public – expressed concern that plans have changed significantly since earlier proposals and the public can't follow these in the Morrison Farm Committee meeting minutes; Mullin will push their clerk to get minutes completed. Further discussion of how MNHC fits into setting (historic and agricultural), might impact adjacent gardens directly or indirectly
- xiii. Public – what is happening to the house? It's an historic resource and will remain. Morrison Farm Committee does not control future plans for the house

5. Prior Year Project Accounts

- a. Planning Dept has been moving ahead with recapture of prior year project funds. Recapture amount at \$4,279.17
- b. Sghia-Hughes moved to proceed with recapture; Foster seconded; all in favor

6. Report on Theatre III and WABC Site Visits

- a. Theatre III building was in very poor shape and likely saved by the expenditure; they will now proceed (likely without CPA funds) on interior projects); the Master Planning they did was enormously helpful in

scheduling work to avoid conflict and save money overall; good example for projects such as NARA master planning and West Acton Baptist Church

7. Administrative Update

- i. Webinar scheduled for Tuesday Jan 29th; Kabakoff asked if people from finance committee can join; he should have interested people forward their e-mail to Bartl who will ask Saginor if names can be added at this point.

Green moved to close the open session part of the meeting, move into Executive Session for discussion of matters relative to a potential open space land purchase and then adjourn following closing of Executive Session. Sghia-Hughes seconded. Roll call vote – Mercier (aye), Clough (aye), Foster (aye), Bourdon (aye), Sghia-Hughes (aye), Roman-Kreuze (aye), Beyer (aye), Mitchell-Hardt (aye), Green (aye)

Open Session Adjourned
Executive Session convened