

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

April 3, 2018

7:00 P.M.

Second Floor Meeting Room

141 Keyes Road

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held in the Second Floor Meeting Room at 141 Keyes Road at 7:00 P.M. Committee members Dee Ortner, Greg Higgins, John Cratsley, Terri Ackerman, Barbara Pike, Linda Escobedo, Diann Strausberg and Peter Ward were present. Senior Planner, Heather Lamplough was also present.

Ms. Ortner called the meeting to order at 7:00 p.m.

Discussion and Update on any Project Changes

Old Manse – Christie Jackson and Bob Murray presented updates and outlined Phase I reimbursements, which focused on environmental issues, humidity controls of the heat, changing heating system and putting new controls in place, eliminating water intrusion into the building through the foundation and repairing gutters and downspouts to direct water away from the building. They noted that the work left in Phase I is furniture action plan, window glazing, wallpaper analysis and window frame painting.

Ms. Jackson and Mr. Murray updated the Committee on the wallpaper project and asked to use the remaining funds \$3,979 from Phase I to supplement the cost to wallpaper the parlor and both bedrooms because the custom color wallpaper in the bedroom was over budget. They inform everyone that the work left in Phase II was the UV protection work, which included interior storm panels that blocked 99% of UV rays, reduced condensation and increase energy efficiency for a cost of \$14,000. This would replace the current plastic UV Plexiglas covers, which are not sealed and has condensation and bugs inside.

Mr. Cratsley moved to reallocate \$3,973 from Project 4-13 to Phase II 4-14 and redirect \$11,000 to UV installation in Phase II. Mr. Higgins seconded with all voting in favor. 51 Walden Street – Ms. Lamplough provided updates on the RFP and received bids.

Discussion of Warrant Articles for 2018 Annual Town Meeting

The Committee discussed Alternative Motion 1 if Article 25 fails, Alternative Motion 2 if Article 24 fails and Alternative Motion 3 if both Article 24 and 25 fail. Ms. Pike moved to accept Alternative Motion 2 in the event that Article 24 fails. Mr. Higgins seconded with 7 in favor and 1 opposed. Ms. Ackerman moved to accept Alternative Motion 3 with recreation added back in. Mr. Higgins seconded with all voting in favor.

Review and Discussion of Draft Project Conditions

The Committee decided to wait until after Town Meeting to send Draft Project Conditions to Applicants.

Review of Draft Long Range Plan

The Committee discussed the Draft document and Concord's historical character. Ms. Ackerman thought the Town was already funding regional buses and stated she would send an email before the public hearing questioning this.

Other Business

The Committee discussed the Finance Committee document and the Affordability Task Force’s discussion regarding CPA Community Housing be raised from 10% to 20%. The Task Force spoke to the State regarding this possibility and was informed that individual communities could vote to raise the minimum percentages.

The Committee briefly discussed the need to send letters to applicant requesting project update reports and reviewed paid invoices and updates since the last meeting.

Approval of Minutes

The Committee reviewed the February 13, 2018 minutes. Mr. Higgins moved to accept the minutes as written. Mr. Ward seconded with all voting in favor.

The Committee decided to move the September Information Session from September 11th to September 5th and the October site visits from October 13th to October 6th.

Mr. Higgins moved to adjourn the meeting. Mr. Ward seconded the motion and ALL VOTED IN FAVOR. The meeting was adjourned at 8:55 P.M.

List of documents presented which are on file in the Planning Division Office at 141 Keyes Road, Concord, MA:

- 2018 Annual Town Meeting Article 24 handout
- 2018 Annual Town Meeting Article 26 handout
- 2018 Open Project Color Chart

Respectfully submitted,
Heather Lamplough
Senior Planner

Minutes Approved on: June 18, 2018