

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

May 17, 2022

7:00 P.M.

Virtual Public Hearing and Public Meeting

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held a virtual public meeting on Tuesday, May 17, 2022 at 7:00 p.m. using the Zoom meeting platform. Meeting ID: 824 9616 9141 Password: 144061

Committee members Diane Proctor, Tom Kearns, John Cratsley, Paul Boehm, Charles Phillips, Burton Flint, Sarah Grimwood, Nancy Nelson

Others Present: Linda Escobedo, Carlene Hempel

The Chair called the meeting to order at 7:05 p.m. by a roll call vote.

Everyone at the meeting introduced themselves and stated which board or committee they were the designee.

Review and Approve Memorandum of Understandings and Grant Agreements

The Committee reviewed the draft Memorandum of Understandings (MOU's) and Grant Agreements for the projects approved at the 2022 Annual Town Meeting. Dr. Grimwood pointed out that Ms. Gill's name and contact information should be removed from the MOU's. Ms. Nelson asked if there should be a dollar amount allocated to each of the line items in the Wright Tavern Grant Agreement to avoid confusion with reimbursements since there is overlap with last year's funding. The Committee discussed this suggestion and Ms. Gill stated that dollar amounts have never been assigned in the past. Ms. Gill suggested that if there is ever a question on a reimbursement request that it is brought to a meeting for full committee review and approval before authorizing the reimbursement. The Committee discussed the Assabet River Bluff project and asked that the condition 1. is re-worded from 70% and 30% to \$700,000 and \$300,000. The Committee discussed the Junction Village Open Space project and requiring the funding to be contingent on the beginning of construction of the Junction Village housing project. Carlene Hempel joined the meeting and stated that they would like to be able to do some of the work before construction would begin. The Committee asked that a condition be added to the MOU that states that the funding is contingent on final state approval of the Junction Village/Christopher Heights community housing project.

Mr. Flint moved to approve the MOU's and Grant Agreements as discussed and amended during the meeting. Mr. Kearns seconded the motion and all others voted in favor. The motion passed (7-0) by a roll call vote.

2022 Community Preservation Plan Updates

The Committee reviewed the draft updates to the Community Preservation Plan. Ms. Gill stated that she was still waiting on some updated numbers for page 11. Dr. Boehm suggested adding

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something to the application about how individuals can jumpstart a project and how they may partner with a town department or board. Dr. Boehm also suggested adding something to the application requirements about the outreach strategy for the project. The Committee authorized Ms. Gill and Ms. Proctor to finalize the language for those additions.

Project Status Reports

The Committee reviewed the project status reports submitted for all of the open CPA funded projects. Mr. Phillips provided an additional update on the Commonwealth Avenue project. The Committee had a brief discussion on how the 30 month guideline is addressed by the applicants and the Committee.

Committee Membership and Officer Elections

Mr. Kearns thanked the Committee for his time serving on the CPC. The Committee noted that there is now an open Select Board appointed seat on the Committee. Mr. Flint indicated that his term on the Planning Board is ending, so therefore a new Planning Board member would be appointed to serve on the CPC. Mr. Flint did indicate that he has submitted a green card with an interest in being appointed to the CPC as the Select Board nominee.

The Committee discussed officer elections. Mr. Ward is next in line to serve as chairperson, but he was not in attendance at the meeting to confirm his interest. The Committee asked that officer elections are placed on the next meeting agenda, and current officers will continue to serve in their current roles until then.

Other Business and Minutes

Ms. Nelson moved to approve the April 26th minutes as drafted. Mr. Flint seconded the motion and all others voted in favor. The motion passed (7-0) by a roll call vote.

With no further discussion, Mr. Kearns moved to adjourn the meeting at 8:27 p.m. Mr. Flint seconded the motion and all other voted in favor.

Respectfully submitted,

Heather Gill
Senior Planner

Minutes Approved on: August 23, 2022