

# COMMUNITY PRESERVATION COMMITTEE

## Public Informational Session Minutes

June 18, 2019

7:00 P.M.

Select Board Meeting Room

22 Monument Square

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held a public informational session in the Select Board Room at 22 Monument Square, starting at 7:00 P.M. Committee members John Cratsley, Hester Schnipper and Tom Kearns were present. The Committee did not have a quorum of members and amended the agenda to delete the public meeting agenda items.

### **Introduction to the CPC and Overview of Application Process**

Mr. Cratsley introduced himself, and the rest of the Committee to audience members. Mr. Cratsley explained that while the Committee does not have a quorum of members, they can still conduct the public informational session.

Mr. Cratsley gave a brief presentation summarizing the Community Preservation Act in Concord. Mr. Cratsley explained that there is a 1.5% out of a possible 3% surcharge on real estate property tax bills for CPA and that the first \$100,000 of taxable value is exempt. He explained that persons with income less than 80% of area median income are exempt, as well as seniors with income less than 100% of area median income. Mr. Cratsley stated that the locally raised funds are matched on a percentage basis by funds in the State Community Preservation Fund. Mr. Cratsley then reviewed the four project categories: Community Housing, Historic Preservation, Open Space and Recreation. He then reviewed the application process and important dates and deadlines.

### **Questions from Prospective Applicants**

Alec Wade, from the Masonic Lodge, thanked the Committee for their past support on the brick re-pointing project. Mr. Wade stated that he is currently conducting a needs assessment of the building to determine which of two projects is more pressing. The first project is repairing the roof of the building. Mr. Wade stated that some of the slate on the building dates back to the 1800s, but it is leaking. The second project is an upgrade of the electrical systems and humidity control. Mr. Wade stated that they do intend on seeking other funding, including the Mass Preservation projects Fund, which could provide a 50% match.

Mr. Cratsley recused himself for this discussion item and Mr. Kearns chaired the discussion. Holly Cratsley, of the First Parish Church stated that the church may be submitting an application to restore the clock tower. Ms. Cratsley stated that they understand that funding church projects has been controversial, but believes the clock tower is separate from the church. Ms. Cratsley briefly summarized the history of the clock, and the work that needs to be done to the clock and the clock tower, including re-gilding. Ms. Cratsley stated that they are planning to bid the project over the summer, so they will have an exact cost for the application, but they are expecting to submit an application requesting \$60,000 to \$75,000.

Jason Kwolek, of the Nashoba Brook Bakery, stated that there is a footbridge and retaining wall along the Assabet River that needs work. The Committee discussed how the ownership of the bridge and retaining wall are pertinent.

Ellen London, of 64 Stone Root Lane explained that their neighborhood has a trust that owns land that abuts White Pond. Ms. London stated that this trust land has been identified as being one of the worst offending properties along the pond. Ms. London asked questions about the application process and the Committee discussed how the ownership of the land may be an issue.

**Comments and Questions from General Public**

There were no other comments or questions from the general public.

The meeting was adjourned at 7:45 PM.