

# COMMUNITY PRESERVATION COMMITTEE

## Public Meeting and Hearing Minutes

October 23, 2019

7:00 P.M.

First Floor Conference Room

141 Keyes Road

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held a public meeting and hearing in the First Floor Conference Room at 141 Keyes Road, starting at 7:00 P.M. Committee members John Cratsley, Tom Kearns, Peter Ward, Hester Schnipper, Paul Grasso, Nancy Nelson, Diane Proctor and Burton Flint were present.

Mr. Cratsley called the meeting to order at 7:00 P.M.

Each committee member introduced themselves and what board or commission they represent on the committee.

### **Regional Housing Service, Town of Concord**

Marcia Rasmussen, Director of Planning and Land Management presented the proposed project to the Committee. The grant request includes half of the funding for the Town's participation in the Regional Housing Services Office, an inter-municipal organization which provides professional housing staff for the administration of the affordable housing programs in Concord and six neighboring communities. Ms. Schnipper stated that she was impressed with the application, and thought it was very complete. Ms. Schnipper also commented on how other towns fully fund this program thru CPC, however the town is only requesting half. Ms. Rasmussen summarized some of the tasks/projects that the RHSO works on, and some of the past affordable housing projects in Concord that they have played a role in. Ms. Proctor asked what the AMI is of Brookside Village. Liz Rust stated that it is 80% AMI. Ms. Proctor asked if there are still 11 units at the Annex. Ms. Rust stated that there are 10 out of 11 units remaining. Mr. Flint stated that this is money that provides the town with a big return, and gave the example of how the RHSO were able to obtain HOME funding for the Peter Bulkeley project, and a large amount of CPA funds were returned. Mr. Kearns asked if this is always funded this way. Ms. Rasmussen stated that the first year it was funded in full, and it has been funded in a 50/50 split every year since. Mr. Cratsley asked about the staffing of the RHSO. Ms. Rust stated that they have 4 staff persons, whom are all part time, and work a combined total of 65 hours a week. Linda Escobedo stated that she has worked recently with this office, and they are a real asset to the town.

### **Assabet River Pedestrian Bridge, Town of Concord**

Marcia Rasmussen presented the proposed Assabet River Bridge project to the Committee. Ms. Rasmussen reviewed the new grant that they are applying for, and summarized the feasibility study completed on the bridge. Ms. Rasmussen stated that the survey work and the public workshop were also been completed over the summer by La Dallman Architects. Ms. Proctor asked if this will increase parking in West Concord. Ms. Rasmussen stated that she had not considered that, but it is a good question to explore. Mr. Ward asked is one location was identified as the ideal location for the bridge. Ms. Rasmussen stated that there was a preferred location and that the \$250,000 is

based on estimates prepared by La Dallman and a structural engineer. Ms. Nelson asked if capital funding has been sought for this project. Ms. Rasmussen stated that she has submitted a request for 2022 and 2023 capital improvement funding. Ms. Rasmussen stated that the workshop was funded with private funds, and there is an interest from the businesses to provide funding for the construction of the bridge. Mr. Flint stated that the CPC has invested in this project in the past, and that this project will also serve as an ADA accessible connection into West Concord. To that point, Mr. Flint stated that the bridge location closest to the train station would be the best for commuters and for ADA access. Mr. Flint stated that he is surprised at the Select Board's priority list and asked if the project could be partially funded. Ms. Rasmussen stated that she would need to get back to the Committee on that. Ms. Proctor asked when the project would break ground. Ms. Rasmussen stated that timeline is unknown at the moment.

### **Warner's Pond Dredging, Town of Concord**

Ms. Kaye presented the Warner's Pond Dredging Project, which includes studying the silt material to better estimate the cost of dredging of Warner's Pond. The initial CPA funded study of Warner's Pond, determined dredging to be the most effective way to control weeds and resulting eutrophication, with costs ranging from \$1,000,000 to \$3,000,000 depending on the quality of silt. Ms. Kaye explained that Warner's Pond is a large watershed area of 47 square miles, all of which flows through Warner's Pond. Ms. Kaye stated that 50 cubic yards of sediment is deposited into the pond every year. Ms. Kaye explained that this leads to the pond getting shallower, and more plants. She explained that the project also includes parking lot improvements at the existing boat launch. Ms. Kaye explained that they cannot use herbicides in the pond because the water flows thru the pond every 24 hours. She explained that there are two areas that have been identified by the consultants for dredging, the south dredge area and the north dredge area. Ms. Kaye summarized the boat launch improvements including creation of a pull off area along the driveway, formalizing the parking area, and stormwater management. Ms. Kaye reviewed the project budget estimate, and explained that this will be the first of two or three CPA funding requests towards this project. Ms. Nelson noted that this project is high on the Select Board's priority list. Ms. Nelson asked what the abutters think of the boat launch improvements and what the current use is, and asked if the road could be made simpler and cheaper. Ms. Kaye said that the boat launch is mainly used by those using Scout Island, and that she has not yet contacted the abutters to the boat launch. Mr. Kearns asked if there is a watershed issue that will be solved by dredging. Ms. Kaye stated that it is not creating a dam and causing upstream issues yet. Ms. Proctor asked how quickly the re-silting will take place after the dredging. Ms. Kaye stated that she has been told 100 years, and that slowing the process is all about educating the residents and abutting property owners. Mr. Ward asked how much sediment will be removed and if testing has been completed. Ms. Kaye stated that it is 35,000 cubic yards, and that some testing has been done already, but they will be doing more testing during the permitting process. Ms. Kaye stated the clean fill will be given to MCI Concord to use in their fields, and the unclean fill will be used to create a sediment shelf along Scout's Island. Mr. Ward asked if the project could be phased. Ms. Kaye stated that it could not be phased and reminder the Committee that she applied for \$500,000 in CPA funding last year, but reduced her request to \$75,000 for just the permitting.

### **Approval of Minutes**

Mr. Kearns motioned to approve the meeting minutes for the September 24, 2019 meeting. Mr. Ward seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (8-0).

### **Project Update Report and Project Status Reports**

There were no project updates to report.

### **Other Business**

The Committee reviewed the estimated funding for FY21 provided by the finance department. Mr. Flint pointed out that the \$100,000 for land acquisition should be subtracted from the subtotal, as there are no applications for land acquisition.

The Committee reviewed the 2020 meeting calendar.

### **Restoration and Repaint and Gild Belfry, First Parish of Concord**

Mr. Cratsley recused himself and left the room. Mr. Kearns chaired the remainder of the meeting.

Holly Cratsley, presented the First Parish Church's application for Restoration and Repaint and Gild Belfry. Ms. Cratsley summarized the history of the bell and the clock, explaining that the original building was the town meeting house as well as the place of worship. Ms. Cratsley explained that after the original building burned down, the 1901 Town Meeting authorized the town to purchase a new clock for the building. Ms. Cratsley stated that because it is a four-sided clock, it adds to the maintenance costs of the clock. Ms. Cratsley presented photographs of the existing conditions and explained that they are anticipating to only need to re-gild 1/8<sup>th</sup> of the dome. Ms. Cratsley listed the number of groups that utilize the building for meetings and other events. Ms. Cratsley stated that there is no religious iconography associated with the building, and stated that the church will be paying for the restoration for the rest of the building, because that is where religious services are held. Mr. Kearns reviewed Town Counsel's letter, which stated that this project seems to be eligible without running afoul of the anti-aide amendment. The Committee discussed the history of the church leadership and town government, and how they were the same originally, before the separation of church and state. Ms. Cratsley explained that the town purchased the clock and gave it to the church, and how the town paid for the electricity and supplied the light bulbs for the clock until the 1990s. Ms. Cratsley stated that the church has paid for all mechanical repairs to the clock since. Mr. Flint reviewed the wording of the town meeting vote and stated that there is nothing in there to suggest it was a gift, and that it doesn't sound like the town relinquished ownership of the clock. Mr. Flint also stated that the clock is protected by the belfry.

Karlen Reed, of 83 Whits End Road, stated that Town Counsel's letter does not guarantee that this would not be challenged. The Committee agreed that it is not a guarantee. Ms. Reed stated that it sounds like it would be a calculated risk. Mr. Flint stated that they understand that there are people that are looking for cases like this to challenge. Ms. Cratsley stated that the bell doesn't just ring for services, but that it ring to indicate time, and for other communication purposes. Ms. Nelson noted that historically it would have also been rung to indicate an alarm.

Mr. Cratsley returned to the meeting.

Mr. Ward motioned to adjourn the meeting at 9:30pm. Mr. Kearns seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (8-0).

Respectfully submitted,

Heather Gill  
Senior Planner

Minutes Approved on: \_\_\_\_\_ 11-19-2019 \_\_\_\_\_

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Secretary