

COMMUNITY PRESERVATION COMMITTEE

Public Meeting and Hearing Minutes

November 5, 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 Second Floor Conference Room at 141 Keyes Road, starting at 7:00 P.M. Committee members John Cratsley, Tom Kearns, Peter Ward, Hester Schnipper, Judy Zaunbrecher, Paul Grasso, Nancy Nelson, Diane Proctor were present.

The Chair called the meeting to order at 7:00 pm.

Review of Current Applications and New Materials Received

The Committee reviewed the new materials received, including supplemental information from Holy Family Parish. The Committee discussed needing updates from Emerson Field and Assabet River Bridge regarding private donations. The Committee also discussed how having the Town Manager's capital budget requests would be useful. Linda Escobedo stated that the Select Board voted the evening prior to support the Commonwealth Avenue project and the Gerow Improvements project.

Review of Evaluation Criteria for Each Application for Funding

The Committee discussed the Commonwealth Avenue Project and discussed how the Town of Lexington presumes that affordable housing will be considered in all open space projects. The Committee discussed the easement over the BFRT, whether the money is a reasonable amount to construct the house while preserving some public vistas to the water.

The Committee discussed the Gerow Improvements project and the different phases of work.

The Committee discussed the Staff and Technical Services application and asked for updates on the cost of legal services, the exact amount for the staff salary, and the cost needed to purchase signs.

The Committee discussed the RHSO and how it is an important program for the town, and the fact that the cost of the program is split 50/50 by the Town and CPA.

The Committee discussed 58 Monument Square Roof Replacement project and their concerns about the unforeseen conditions they will find once the roofing materials are removed. The Committee expressed concerns that the Masons may not have the financial resources to cover these unforeseen costs. The Committee discussed how an historic structures report that focuses on the roof would be helpful.

The Committee discussed the Warner's Pond Dredging project and the need for updated budget numbers.

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Mr. Cratsley recused himself and left the room. The Committee discussed the First Parish Church's application and how Town Counsel's letter is very important. The Committee discussed how the application itself was tidy, the history is persuasive, and there is a good amount of matching funds.

Mr. Cratsley returned to the meeting. The Committee discussed the Assabet River Bridge project and discussed how this is not an inconsequential asset to the town. The Committee discussed how the bridge project has the added benefit of creating mobility and accessibility for the West Concord community.

The Committee discussed the Emerson Field project and the past CPA funding for the project. The Committee discussed how the fields are a heavily used resource in town.

The Committee discussed the White Pond project and how this is a small request. The Committee discussed how they need clarification on some of the budget numbers.

The Committee discussed the Holy Family Parish Rectory project and how the funding is just for the roof replacement. The Committee discussed how they need Town Counsel to review the supplemental information that has been submitted. The Committee discussed how this request would be for 25% of the cost of the roof replacement. The Committee discussed how there are two crosses on the front entrance of the building, how the renovated spaces will be used for church offices and public meeting rooms.

The Committee discussed the Accessible Outdoor Oasis Recreation Park project and stated that they really liked the project and how the applicant seems confident in raising the remaining funds.

Ms. Nelson recused herself and left the room. The Committee discussed the Hardscape Rehabilitation at the Buttrick House Gardens and discussed the maintenance issues of the garden.

Discussion of CPA Funding Available for FY21 Cycle

The Committee reviewed the memorandum from Finance Director Kerry Lefleur regarding the available funds for FY21. The Committee discussed how the available \$1,715,416 is a good starting point and discussed possibly placing some funding into the reserve accounts. The Committee discussed how they cannot use the \$100,000 in the land acquisition reserve account, because there are no land acquisition applications.

Discussion of Potential Recommendations

The Committee discussed how they are going to have a lot of work to do paring the funding down. The Committee had a brief discussion on town projects versus non-town projects. The Committee had a discussion on projects that are shovel ready, and projects that are just banking the funding. The Committee discussed which projects would be utilized the most by the community.

Review of Voting Process

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The Committee discussed how Mr. Cratsley and Ms. Nelson need to check with the AG's office on how to move forward with their recusals and how much or how little they can participate in future discussions on recommendations. Ms. Gill reviewed upcoming meeting dates and important dates related to town meeting and the warrant.

Other Business

There were no draft minutes reviewed and no project updates.

With no further discussion, Mr. Ward moved to adjourn the meeting at 9:45 p.m. Ms. Zaunbrecher seconded with all voting in favor.

Respectfully submitted,

Heather Gill
Senior Planner

Minutes Approved on: 12-03-2019

Secretary