

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

November 13, 2018

7:00 P.M.

Harvey Wheeler Community Center
1276 Main Street

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held in the Auditorium at the Harvey Wheeler Community Center at 1276 Main Street at 7:00 P.M. Committee members Terri Ackerman, Dee Ortner, Peter Ward, John Cratsley, and Judy Zaunbrecher were present. Senior Planner, Heather Gill was also present.

Ms. Ackerman called the meeting to order at 7:05 p.m.

Regional Housing Services Program

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. 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. Zaunbrecher asked how many years the CPC has funded this. Elizabeth Rust, director of the RHSO, stated that the town has worked with the RHSO for eight years. Ms. Rasmussen stated that it was funded fully by CPA the first year, and half funded every year since. Ms. Rasmussen stated that the other communities fund it entirely by CPA funding. Mr. Cratsley asked if the cost has changed over the years. Ms. Rasmussen stated that it does change depending on the number of units in town. Ms. Ackerman asked what Concord's share is of the cost. Ms. Rust stated that Concord pays sixteen percent of the cost.

Bruce Freeman Rail Trail Phase 2C and 2B

Marcia Rasmussen, Director of Planning and Land Management presented the proposed project to the Committee. The project includes additional design work that will connect existing trails near Route 2 with the Bruce Freeman Rail Trail Bridge over Route 2; historical interpretive panels and site development near the Nashoba Brook crossing at Route 2; landscaping; bike shelters; additional furniture; and other items that may be desired but determined ineligible for State funding. Ms. Rasmussen stated that she has reduced this request from \$60,000 to \$30,000. Ms. Rasmussen summarized some of the planned projects that this funding would pay for, including bicycle racks and shelters, additional landscaping, benches and other furniture, signage, and access to existing trails and open spaces. Ms. Ackerman asked what would happen if the funding is not used. Ms. Rasmussen stated that it would be returned to the CPC, or she would come back for other possible uses, an example being a mural along the trail. Ms. Rasmussen stated that MASSDOT is taking care of the easement that needs to be obtained from the Department of Corrections. Ms. Rasmussen explained that if bathrooms are determined to be needed, a platform trailer bathroom facility would eat up \$38,000 of the budget. Mr. Ward asked if it were possible to delay this funding request to next year. Ms. Rasmussen stated that it is possible, but that the project is progressing at a good pace, and if they don't have funding set aside, they may miss opportunities. Lori Gill-Pazaris, of 1376 Old Marlboro

Road, asked about preserving open space in the recreation projects, and stated that she believes the emphasis should be placed on preservation and conservation. Ms. Ackerman explained the CPA laws.

Junction Village Assisted Living Housing

Marcia Rasmussen, Director of Planning and Land Management presented the proposed project to the Committee. The Town of Concord requests funding to contribute toward the “Town’s share” of \$2,400,000 for the construction of an 83-unit fully affordable assisted living facility on land owned by the Concord Housing Development Corporation at 6X Winthrop Street. The project site is located within walking distance of the West Concord Village District and Fitchburg commuter railroad line, as well as directly adjacent to the future Bruce Freeman Rail Trail. Walter Ohanian, of Grantham Group, summarized the state application process. He explained that the state looks at whether projects are shovel ready, if they have their funding in place, and if their architectural drawings are completed in their review process. Mr. Ohanian summarized the Junction Village project, and where it stands in the state application process. Mr. Cratsley asked who does the income eligibility. Mr. Ohanian stated that they do that internally, the state double checks and a third party reviewing agency reviews. He explained that Grantham Group is the developer and manager of the property. Ms. Ackerman read a questions provided by Ms. Saalfield regarding Grantham Group’s contribution to the project. Mr. Ohanian explained that they put in all of the upfront costs for the project (architectural and engineering work, feasibility studies, marketing, staffing, etc.), which amounts to about \$300,000 to \$400,000; and that they will be taking on all of the debt, which amounts to about \$8 million. Ms. Ackerman asked how gaps in the funding are filled. Mr. Ohanian stated that the state will fill in the gaps. Ms. Ackerman asked if the state would fill in this \$300,000 gap. Mr. Ohanian stated that it would be detrimental to the project, and that the state wouldn’t chose this project. Ms. Ackerman asked if they will be returning to the CPC to ask for additional funding. Mr. Ohanian stated that they do not intend to. Ms. Ackerman asked if they will be contributing to the open space project. Mr. Ohanian stated that they have committed \$25,000 to that. Ms. Ortner asked what happens if the project is not chosen by the state in this round. Mr. Ohanian stated that he does not have a firm answer for that, however all of his projects have been approved within two to three years. Ms. Ortner asked what the CHDC’s role is. Ms. Rasmussen stated that CHDC own the land, and will provide funding for the landscape architectural and engineering open space design; and that they will place conservation restrictions on the open space area. Ms. Zaunbrecher asked if the scope of the project may change. Mr. Ohanian stated that it would not because they already received their comprehensive permit. Lori Gill-Pazaris, of 1376 Old Marlboro Road, asked about preserving and restoring the landscape. Ms. Rasmussen stated that the landscape architect will be helpful in that aspect.

Junction Village Open Space

Ms. Rasmussen indicated that this application for funding has been withdrawn.

Harrington Park Master Plan

Ms. Rasmussen indicated that this application for funding has been withdrawn.

Staff and Technical Support

Ms. Gill presented the proposed application to the Committee. She explained that this funding is used to support the CPA in Concord by providing staff support from the Dept. of Planning and Land Management; legal, technical, and consulting assistance for the Town's CPA funded projects; and supplies and associated administrative requirements including legal ads, copying, etc.

Project Update Report

Ms. Gill gave a brief project update report to the Committee, letting them know which projects had invoices paid since the last CPC meeting.

Other Business

The Committee reviewed their upcoming meeting schedule and meeting locations.

Approval of Minutes

The minutes will be placed on the next meeting agenda.

Mr. Cratsley moved to adjourn the meeting. Ms. Zaunbrecher seconded the motion and ALL VOTED IN FAVOR. The meeting was adjourned at 8:46 P.M.

Respectfully submitted,
Heather Gill, Senior Planner

Minutes Approved on: 12/4/2018

Dee Ortner, Secretary