

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

November 20, 2018

7:00 P.M.

Town House Public Hearing Room

22 Monument Square

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held in the Town House Public Hearing Room at 22 Monument Square, at 7:00 P.M. Committee members Terri Ackerman, Dee Ortner, Peter Ward, John Cratsley, Hester Schnipper, Judy Zaunbrecher, Tom Kearns, Burton Flint and Melissa Saalfeld were present. Senior Planner, Heather Gill was also present.

Ms. Ackerman called the meeting to order at 7:00 p.m.

Review of Current Applications and Any New Materials Received

The committee reviewed the handouts, including a memo from Natural Resources Director, Delia Kaye; a memo from Planning Director, Marcia Rasmussen; a memo from Finance Director Kerry Lafleur; and a printed copy of the CPC's General Selection Criteria. Ms. Ackerman reviewed the Select Board's priorities with the committee.

Robbins House Request for Landscape Amendment

Liz Clayton, from the Robbins House explained that they are looking to make a landscape amendment, for which they are requesting to use some of their remaining CPA funds. Ms. Clayton explained that a stone installed in front of the house has been found to not be ADA compliant, due to the way water pools on it, its size, and the way the stone dust washes away from its edges. The Robbins House is looking to move that stone and replace it with a flat 5' by 5' granite stone. Ms. Clayton stated that they are looking for approval to use CPA funds remaining in their account for the purchase and labor necessary to install this new stone. The committee discussed this request.

Mr. Cratsley motioned to authorize \$1,400 from this CPA account to be used for the purchase and installation of the granite slab for ADA accessibility at the Robbins House. Mr. Ward seconded the motion and all others voted in favor. The motion passed (9-0).

Review of Evaluation Criteria

The Committee discussed the priorities of the Planning Board, the Natural Resources Commission, the Recreation Commission, and the Housing Committees. The Committee reviewed the General Selection Criteria, and asked staff to check whether criteria u. has been satisfied for the Emerson Land Acquisition project.

The Committee discussed the Regional Housing Services Program application. The committee input a placeholder allocation amount of \$19,000.

The Committee discussed the Town of Concord's application for funding for Junction Village. The committee input a placeholder allocation amount of \$300,000.

The Committee discussed the 110 Walden Street Preservation Project application. The committee input a placeholder allocation amount of \$21,800.

The Committee discussed the Warner's Pond Dredging Project application. The Committee discussed whether the CPC will continue to support the dredging once the permitting is completed, as it will be a significant cost. Ms. Zaunbrecher stated that if the dredging is not done the pond will become a marsh, and the town will lose this open space/recreational resource. Mr. Kearns questioned whether this is a major infrastructure improvement that should be done under the town's capital plan. The committee input a placeholder allocation amount of \$75,000, for the permitting process.

The Committee discussed the Emerson Land Acquisition application. The committee input a placeholder allocation amount of \$90,000, assuming that \$60,000 is in the capital budget.

The Committee discussed the Heywood Meadow Stone Wall Extension application. The committee input a placeholder allocation amount of \$21,619.

The Committee discussed the Old Calf Pasture Habitat Restoration application. The committee input a placeholder allocation amount of \$5,000.

The Committee discussed the Staff and Technical Services application. The committee input a placeholder allocation amount of \$30,000.

The Committee discussed the Expansion and Renovation of the Main Library and the Heywood-Benjamin House application. Ms. Ortnier stated that the library is an important town asset, and reminded the committee that the CPC has provided funding to the Fowler branch library in the past. Mr. Ward stated that the library's request is relatively small in comparison to the total cost of the project. Mr. Cratsley stated that this project, as well as the 110 Walden Street project, are the only non-town projects. Mr. Flint stated that this is an organization with a proven track record. The committee discussed what this funding will go towards, including the exterior preservation of a historic building and ADA upgrades to the interior. Mr. Ward stated that of all of the applications this year, this project would probably rank the highest in public use. The committee input a placeholder allocation amount of \$350,000.

The Committee discussed the White Pond Recreation Area project. The Committee discussed how this will be available for use by residents this summer; whereas the other projects will be completed later. Mr. Flint stated that the public use of the pond will allow for better enforcement of no swimming on the other side of the pond, better support for the BFRT, and how this project is also inter-related to the Gerow project. The Committee discussed the algae bloom and the health of the pond. The committee input a placeholder allocation amount of \$250,000.

The Committee discussed the Town of Concord's application for funding for Emerson Field Improvements. Ms. Ortnier stated that the full request isn't feasible, however, when pushed, Mr. Reine stated that he could work with another \$300,000. Ms. Ackerman stated that she wished they had done some of the design work with the funding they received from CPA last year. Ms. Ortnier stated that historically, the DPW has never asked for CPA funding before the Sleepy Hollow project. The committee input a placeholder allocation amount of \$300,000.

The Committee discussed the Bruce Freeman Rail Trail project. Ms. Ackerman stated that she would be in support of funding the full \$30,000. Mr. Cratsley stated that the money from last year hasn't been spent yet. The committee input a placeholder allocation amount of \$0.

The Committee discussed the Gerow Recreation Area project. The Committee discussed the items listed in Phase I, and stated that they were unsure what the \$300,000 would pay for. The Committee asked for clarifications on the project, and input a placeholder allocation amount of \$300,000.

Review of Meeting Schedule and Voting Process

The Committee discussed their upcoming meetings and briefly went over the voting process. The CPC has their public hearing on November 27, 2018, and meetings on December 4, 2018 at 7:00pm and December 17, 2018 at 7:00pm.

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.

Approval of Minutes

The minutes will be placed on the next meeting agenda.

Ms. Ortner moved to adjourn the meeting. Ms. Saalfield seconded the motion and ALL VOTED IN FAVOR. The meeting was adjourned at 9:18 P.M.

Respectfully submitted,
Heather Gill, Senior Planner

Minutes Approved on: 12/4/2018

Dee Ortner, Secretary