

COMMUNITY PRESERVATION COMMITTEE

Public Meeting and Hearing Minutes

November 27, 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 a public meeting and hearing in the Town House Public Hearing Room at 22 Monument Square, starting at 7:00 P.M. Committee members Terri Ackerman, Dee Ortner, Peter Ward, John Cratsley, Melissa Saalfield, Hester Schnipper, Judy Zaunbrecher and Tom Kearns were present.

Ms. Ackerman called the meeting to order at 7:00 P.M.

Introductions

Ms. Ackerman welcomed attendees to the meeting and introduced the Committee Members present.

Current CPA Fund Applications Presentation

Ms. Ackerman began her PowerPoint presentation with an explanation of the CPA's funding requirements and process. She explained that Community Housing funding was restricted to households making no more than 100% of the Area Median Income and explained what those income numbers would be. She noted that the State Match for FY19 was 19%, and they are conservatively estimating 10% for FY20.

Ms. Ackerman next presented an overview of the amounts which had been spent in past years on each category, the amount available this year for spending, and the total amounts and categories of this year's funding applications. Ms. Ackerman noted that this year, once again the CPC had more than requests for funding than it had funds available. Next, she reviewed the list of submitted funding applications by category, explaining that questions would be welcomed from the audience after each category was presented.

Karleen Reed of 83 Whites End Road, urged the committee to spend all of their available funds on the projects.

Community Housing Projects include the following:

- Regional Housing Services Program - Town of Concord
- Junction Village Affordable Assisted Living Development – Town of Concord

The Town of Concord requests Community Preservation Act funding in the amount of \$19,000 for Concord's continued participation in the Regional Housing Services Program. The Regional Housing Services Office (RHSO) was established in 2011 to

oversee the administration of affordable housing programs in Concord and five neighboring communities. Since that time, the RHSO has expanded to oversee seven communities including, Acton, Bedford, Burlington, Lexington, Sudbury, and Weston. The RHSO provides professional staff support to all seven communities in meeting the administrative and monitoring needs of their existing affordable housing programs, while also working with each community to develop additional programs and further regional housing efforts and goals.

The Town of Concord requests CPA funding in the amount of \$300,000 for this year for the Junction Village Assisted Living project. These funds contribute toward the “Town’s share” of \$2,400,000 for the construction of an 83-unit fully affordable assisted living facility (estimated \$16,992,000) on land owned by the Concord Housing Development Corporation (CHDC) 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.

John Boynton asked about the timing of the Junction Village project. Ms. Ackerman answered.

Historic Preservation Projects include the following:

- Renovation and Expansion of the Main Library and the Heywood-Benjamin House - Concord Free Public Library Corporation
- Walden Street Preservation Project – Concord Home for the Aged

The Concord Free Public Library Corporation requests funding in the amount of \$500,000 to preserve the exterior of the Heywood-Benjamin House and to ensure that the new interior spaces comply with ADA accessibility regulations as they relate to bathrooms, corridors, ramps, elevator, and adjacent handicap parking. The Concord Free Public Library acquired the Heywood-Benjamin House at 151 Main Street, with the idea of enlarging the library to meet the growing demand for its services. This project is in relation to the Library’s \$8.5 million building project to create new and expanded Children’s Center, Teen Zone, workshop, and meeting spaces, as well as enhancing the Special Collections.

The Concord Home for the Aged requests funding in the amount of \$20,800 for architectural design work needed to preserve the historic Timothy Wheeler House and implement the recommendations set forth in the recently completed Historic Structures Report. The work needed includes structural repairs, masonry repairs, site drainage, roofing, gutters, flashing, bird control, windows and door replacement and repair, and building envelope insulation.

There were no questions or public comment on any of these projects.

Open Space and Recreation Projects include the following:

- Gerow Recreation Area Improvements - Town of Concord
- White Pond Beach Access Improvements – Town of Concord
- Bruce Freeman Rail Trail Phase 2C and 2B – Town of Concord
- Warner’s Pond Dredging Project – Town of Concord

The Town of Concord requests funding in the amount of \$300,000 for Phase I of the Gerow Recreation Area Improvements project. The project includes preparation of the site for a new public restroom and changing facility; design and engineering of a new park entrance driveway and parking areas; construction of new walking paths and connecting pathways from the Rail Trail to the parking areas and amenities; design and construction of fishing and canoeing launch areas; development of a waters-edge dock system; and the creation of accessible paths through densely wooded areas of the park with new drainage and filtration systems for stormwater runoff.

The Town of Concord requests funding in the amount of \$250,000 for accessibility improvements to the newly acquired White Pond beach area. The project includes the creation of a sloped and accessible walking pathway connecting the parking area to the waterfront, and renovation of the current restroom facilities to make them fully accessible.

The Town of Concord requests funding in the amount of \$30,000 for 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.

The Town of Concord Natural Resources Division requests funding to study 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. Reduced \$75,000 request will fund the permitting for the dredging project.

Lori Gill-Pazaris of 1376 Old Marlboro Road asked why these projects qualify under both Open Space and Recreation. Ms. Gill-Pazaris stated that she is concerned that only 17% of the projects funded by CPA have been under the Open Space category. Ms. Ackerman stated that the committee can only respond to the applications received. Ms. Gill-Pazaris asked why the Gerow Project can't focus on restoring the landscape. Kate Hodges, Assistant Town Manager, stated that the project is both an open space and a recreation project, and that 50% of the property will be untouched open space. Ms. Hodges asked the hypothetical question, if the project was only open space, how people would access the site safely.

James Lyon, of 51 Mitchell Road, thanked the CPC for their past support of the Bruce Freeman Rail Trail project, and spoke in support of the request for \$30,000 in CPA funding. Mr. Lyon summarized the planned projects for the Bruce Freeman Rail Trail, including additional design work, and landscaping.

Open Space Projects include the following:

- Emerson Land Acquisition – Town of Concord
- Heywood Meadow Stone Wall Extension – Town of Concord
- Old Calf Pasture Habitat Restoration – Town of Concord

The Town of Concord Natural Resources Division requests funding in the amount of \$90,000 to purchase a 3.4 acre parcel of land located between the Ralph Waldo Emerson House and the access from Walden Street. The Emerson-Thoreau Amble is located over this parcel, which includes the Mill Brook.

The Town of Concord Natural Resources Division requests funding in the amount of \$21,619 to replace the bollards at the intersection of Heywood Street and Lexington Road with approximately 70 feet of fieldstone wall. This will provide an important visual connection between the two sides of the meadow at this well-travelled intersection.

The Town of Concord Natural Resources Division requests funding in the amount of \$5,000 for the continued removal of the invasive species glossy buckthorn, in an effort to protect the largest population of the state listed Britton's violet at the Old Calf Pasture.

Recreation Projects include the following:

- Emerson Field Improvements – Concord Public Works

The Town of Concord requests \$510,000 in CPA funding to complete much needed infrastructure improvements at Emerson Field. The proposed improvements include irrigation system upgrades, on-site water supply well redevelopment or replacement, infield and outfield renovations of the two baseball fields and one softball field, and sustainability and operational improvements to the spray fountain. In addition, the project scope will include pathway installation and ADA upgrades, replacement of fencing, backstops, and player bench areas, and potential improvements/enhancements to the seasonal winter ice skating rink.

Karleen Reed of 83 Whites End Road asked about player safety. Rich Reine, Director of the Public Works Department explained that the player backstops don't meet safety regulations.

Administrative Projects include the following:

- Staff and Technical Services

The Town of Concord requests \$30,000 in CPA funds 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.

There were no questions or public comment on any of these projects.

Ms. Ackerman thanked those present for attending and encouraged those interested to attend the Committee's upcoming review meetings, noting the upcoming meeting dates and times.

The Committee asked Mr. Boynton and Mr. Adams a few outstanding questions regarding the library project. Mr. Adams explained that in the past the Town has funded things like supplies and furniture for the library, and the energy efficient lighting upgrade last year. Ms. Ortner asked if the project will span over two funding cycles. Mr. Boynton explained that that the addition and the renovation of the Heywood-Benjamin House will take fourteen months, and that they plan to start in the fall of 2019. Mr. Cratsley asked if the request was not funded in full if the Library would return next year for a supplemental request. Mr.

Boynton stated that they would, as the CPA funding is an important component of their project budget.

Review of Evaluation Criteria and Potential Recommendations

The Committee discussed the Gerow Recreation Area project. Ms. Ortner stated that she believes the project could be funded over multiple years, due to the fact that the plan for the area isn't completed yet. Ms. Zaunbrecher stated that the parking lot and the driveway are important aspects of the project, so that the site is accessible. Mr. Ward stated that it would be helpful to know when the design will be completed.

The Committee discussed the Emerson Field Improvement project. Ms. Ortner stated that she would like to fund it at \$300,000 so that something can be done. Ms. Ackerman stated that she has an issue with the fact that there are no committed matching funds from the sports groups that use the field.

The Committee had further discussions regarding the funding amounts for the Gerow Recreation Area project, the White Pond Beach Access project, the Warner's Pond Dredging project, the Heywood Meadow Stonewall project, the Emerson Field project, and the Library project.

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.

Mr. Cratsley moved to adjourn the meeting. Mr. Ward seconded the motion and ALL VOTED IN FAVOR. The Meeting was adjourned at 8:53 P.M.

Respectfully submitted,

Heather Gill
Senior Planner

Minutes Approved on: _____ 12/17/2018 _____

Dee Ortner, Secretary