

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

December 4, 2018

7:00 P.M.

Second Floor Meeting Room

141 Keyes Road

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held in the Second Floor Meeting Room at 141 Keyes Road 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 Saalfield 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 draft warrant article and an email from Maria Rasmussen answering a few questions regarding the Bruce Freeman Rail Trail project.

Review of Evaluation Criteria

The Committee discussed criteria u. in relation to the Emerson Land Acquisition project. Criteria u. requires that "Land acquisition projects for which CPA funds are sought must also adhere to the requirements of Article 35 of the 2008 Annual Town Meeting (See APP #54 of the Town of Concord, Aug. 2008). This article includes a requirement that affordable housing representatives be present at the start of any discussions with the Town concerning these acquisitions and the probable uses of the land. The CHA has a permanent representative on the CPC. As a result, discussions with the CPC that include the CHA representative address the provisions of Article 35. Applicants are also encouraged to consult with the Concord Housing Development Corporation as early as possible about possible land acquisition projects." The Committee discussed criteria n., "The provision for maintenance of the project"; in relation to the White Pond, Gerow, Library and Emerson Field projects. The Commission discussed criteria n. and the requirement for maintenance. Mr. Flint stated that he believes the question is more about if the Commission is investing to build something that is going to fall into disrepair. Ms. Ortner suggest requiring a maintenance plan as part of the grant agreement for a project. The Commission had a discussion regarding the impact of these projects on the town's budget, in relation to new large scale projects like the Gerow Recreation Area. The Commission discussed funding sources for projects, and the town's inability to fundraise.

Review of Potential Recommendations

The Committee discussed the Regional Housing Services Program application. There were no additional comments or questions regarding this project.

The Committee discussed the Town of Concord's application for funding for Junction Village. The committee discussed the town's need for affordable housing, the ability to maintain zoning control over 40B projects, and the fact that this project will have no impact to the town's schools.

The Committee discussed the Expansion and Renovation of the Main Library and the Heywood-Benjamin House application. The Committee discussed the other town funding

that the library has received, and the ability of the town to fund FFE (furniture, fixtures and equipment) from the capital budget.

The Committee discussed the 110 Walden Street Preservation Project application. There were no additional comments or questions regarding this project.

The Committee discussed the Gerow Recreation Area project. The Committee discussed the fact that the project did not have a community housing aspect, and shouldn't be under that category. The Committee discussed possibly funding half of the request, and the fact that the project is still conceptual.

The Committee discussed the White Pond Recreation Area project. The Committee discussed how this project is half recreation and half open space and should be funded equally from each category.

The Committee discussed the Bruce Freeman Rail Trail project. The Committee discussed Marcia's memo, which outlined the needs and costs for remaining work. The Committee believes that these items could be paid for using the existing \$40,000 of CPA funds from last year.

The Committee discussed the Warner's Pond Dredging Project application. There were no additional comments or questions regarding this project.

The Committee discussed the Emerson Land Acquisition application. There were no additional comments or questions regarding this project.

The Committee discussed the Heywood Meadow Stone Wall Extension application. There were no additional comments or questions regarding this project.

The Committee discussed the Old Calf Pasture Habitat Restoration application. There were no additional comments or questions regarding this project.

The Committee discussed the Staff and Technical Services application. There were no additional comments or questions regarding this project.

The Committee discussed the Town of Concord's application for funding for Emerson Field Improvements. There were no additional comments or questions regarding this project.

The Committee had a discussion regarding the reserve accounts.

The Committee took a straw vote on the placeholder allocations discussed at the meeting, and all were in favor.

Review of Meeting Schedule and Voting Process

The Committee discussed their upcoming meetings and briefly went over the voting process.

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. Ms. Gill informed the Committee that the New Church of Concord will be sold, and they intend on returning the CPA funds, as stated in their Grant Agreement. Ms. Gill stated that she has received a statement from the Finance Director and the attorney indicated that the closing was planned for late December. Ms. Gill stated that the CCHS financial report is expected in early 2019.

Approval of Minutes

Ms. Ortner motioned to approve the minutes of October 23, 2018 as amended. Mr. Ward seconded the motion and ALL OTHERS VOTED IN FAVOR.

Mr. Kearns motioned to approve the minutes of October 30, 2018 as amended. Mr. Ward seconded the motion and ALL OTHERS VOTED IN FAVOR.

Ms. Zaunbrecher motioned to approve the minutes of November 13, 2018 as amended. Ms. Ortner seconded the motion and ALL OTHERS VOTED IN FAVOR.

Ms. Schnipper motioned to approve the minutes of November 20, 2018. Ms. Saalfield seconded the motion and ALL OTHERS VOTED IN FAVOR.

Ms. Schnipper moved to adjourn the meeting. Ms. Ortner seconded the motion and ALL VOTED IN FAVOR. The meeting was adjourned at 9:00 P.M.

Respectfully submitted,
Heather Gill, Senior Planner

Minutes Approved on: 12/17/2018

Dee Ortner, Secretary