

## MEETING MINUTES

### Town of Acton of Acton Community Preservation Committee

October 11, 2007  
Acton Memorial Library

Attending: Susan Mitchell-Hardt, Corrina Roman-Kreuze, Nancy Tavernier, Ron Schlegel, Ken Sghia-Hughes, Ed Starzec, Tori Beyer, Walter Foster, Jon Benson and Kristin Alexander of the Planning Department.

Ken Sghia-Hughes called the meeting to order at 7:35 p.m.

Public Informational Meeting. Ken repeated the CPA Application Lifecycle presentation he made at the meeting on September 13, 2007. Anne Forbes offered comments on the Jones Tavern roof replacement and chimney projects funded with CPA moneys. Dean Charter explained the public procurement laws with respect to projects on public properties. Further to his remarks at the September 13 meeting, Glen Berger discussed the site plan details of his Exchange Hall project. Mr. Berger estimates the cost of the three building restoration at 127-131 Main Street at \$2,000,000.00 and to date has spent \$150,000.00 on the design phase.

New application previews included a representative of Theatre III seeking prospective funding for the restoration of the windows in the historic part of the group's building at 250 Central Street. The cost of the project was estimated at \$40,000.00 to \$45,000.00 with Theatre III contributing approximately 10% of the project cost.

A representative from the West Acton Citizens Library presented a proposal for window work, the restoration of metal vents, exterior carpentry (wood rot) and the removal of plastic shutters to the 1840's building. No cost estimate was given, but it was indicated some gift money was available.

Dean Charter presented a Town project proposal in progress for the adaptive reuse of the Town owned building at 17 Woodbury Lane. The building, which dates back to the 1830's-1840's, was acquired by the Town approximately ten years ago. The building buffers the Town Hall parking lot from the Woodbury Lane neighbors. According to Dean the building is in "decrepit condition" and, if it continues to be left vacant and unheated, it will collapse. Dean cautioned the project (e.g. turn the

building into public meeting place) would very be expensive -- \$500,000.00+ -- for the relatively small amount of space involved. The project funding for 2008 would be for the architectural study phase.

Scott Cutell of the Historic District Commission presented an idea still in the formulation stage seeking for prospective establish a fund which, in turn, would disburse grants up to \$2,500 to historic home owners in Acton to be used for renovation projects on their homes receiving Historic District Commission approval. The rationale for the project is that historic homes are expensive and the grants would benefit Acton as a whole by having these residences better maintained. Mr. Cutell reported the CPC in Cambridge funds a like program which is based on need.

Approval of Minutes. The Minutes of the September 13, 2007 meeting were approved as corrected.

New Member Update. Ken reported two townspeople are considering applications for the vacant associate's position on the Committee.

Miscellaneous. There was a brief discussion of the decision of a Middlesex Superior Court judge blocking the City of Newton from spending CPA funds for improvements to two City parks.

Walter Foster requested additional time to prepare our response to the July 27 Boston Globe Op-Ed piece which was sharply critical of the Community Preservation Act.

The next meeting of the Committee will be held on Thursday, November 8 at 7:30 p.m.

Jon Benson