

MEETING MINUTES

Town of Acton Community Preservation Committee

March 12, 2009
Acton Memorial Library

Attending: Tory Beyer, Walter Foster, Susan Mitchell-Hardt, Roland Bourdin, Ken Sghia-Hughes, Jon Benson, Janet Adachi, and Roland Bartl, Town Planner. Also present was Pat Clifford (Fin Com Observer).

The meeting was called to order by Chairman Ken Sghia-Hughes at 7:40 p.m.

- I. Approval of 2/26/2009 Minutes. The minutes of 2/12/2009 were approved.
- II. Review of Proposed Town Meeting Presentation. The Committee discussed Ken's preliminary version of the Town Meeting presentation. Walter suggested that the presentation include a summary of CPA-fund-usage, including state-matching, since the Town adopted the CPA. Committee members also discussed the issue of where in the final warrant the CPA-appropriations article will appear, which the Board of Selectmen has yet to decide.
 - A. Slide 4 - Acton's CPA Process (cont'd). Move accounting/funds information to a separate slide; various small revisions.
 - B. Slide 5 - Open Space Projects. Piper Lane slide could be sharper, darker. Add Groener land photo.
 - C. Slide 6 - Affordable Housing Projects. Retain the photos of the unfinished Habitat for Humanity and Willow Central projects; photos of the finished and now occupied buildings would encroach on the residents' privacy.
 - D. Slide 7 - Historic Preservation Projects. Remove Town Hall photo. Substitute updated photo(s) from Glenn Berger's presentation to the Committee on 1/8/2009; substitute better photo of West Acton Citizens' Library, for example, showing re-done side entrance with archway; add Civil War Exhibit photo.
 - E. Slide 8 - Recreation Projects. Remove field lights photo. Add photos of basketball court, skateboard park.
 - F. Slide 9 - Open Space Set-Aside. No suggested changes.
 - G. Slide 10 - Historic Preservation Set-Aside. No need for slide. But mention historic set-aside at conclusion of slides on historic-preservation proposals (after John Robbins House, current Slide 15).
 - H. Slide 11 - Civil War Exhibit Enhancement. Perhaps invite Ann Chang to provide more information at Town Meeting.
 - I. Slide 12 - Historic Streetscape Restoration. Slide should specify 30-40 trees, consistent with the application. Committee should be prepared for questions at Town Meeting about per-tree cost, justification for the cost, and the like.
 - J. Slide 13 - Wright-Holden Farmlands. Committee should be prepared to explain the reasons for using Town CPA funds for the project.

- K. Slide 14 – Town Cemeteries. Revise language in slide and corresponding warrant article to reflect that recommended funding of \$14,000 would merely assist with cost of project, and not cover full cost for all three cemeteries. Substitute photos that depict less generic-cemetery and more Town-specific details, at least for Mt. Hope (iron archway) and Woodlawn (hearse house, above-ground receiving tombs). Tory will try to get copies of the photos that Bill Dickinson is taking for the MA Historical Commission.
- L. Slide 15 – John Robbins House. Walter will secure before-after photos from the owners. Presentation should explain the origin of the house as one of four Harvard University lottery houses, the status of the Rail Trail easement, the extent of historical-preservation restrictions and the use of the house by numerous community groups. A Historical Commission representative should be present at Town Meeting to assist in answering questions about the project.
- M. Slide 16 – AHA Pre-Development Funds. Add photo of the back view of current Sachem Way units. The Committee should be prepared to explain what the requested \$152,000 would cover, and should expect that abutter Charles Sullivan will continue to oppose the proposal.
- N. Slide 17 – AHA Capital Fund. Add photos from the application or that Nancy has provided.
- O. Slide 18 – Community Housing Program Fund. No suggested changes.
- P. Slide 19 – Administrative and Operating Expenses. Add more detail, including from the Town Manager's 1/15/2009 memorandum, to explain and support the amount.
- Q. Slide 20 – Conclusion. The closing should be strong, emphasizing among other things the state-match leveraging, and use of set-asides to prepare for opportunities such as Piper Lane.

III. Discussion of Warrant Articles. The Committee voted to approve amendments to the descriptions of the Wright-Holden and Town Cemeteries projects in the CPA-funding warrant article

Pat Clifford, Finance Committee (Fin Com) observer, advised that the Fin Com had voted against recommending the Bylaw amendment article, due to concern about the proposed authorization of Associate members to vote on large appropriations, and perhaps also due to unfamiliarity with the complex process, including the use of detailed spreadsheets, that the Committee goes through before making its recommendations.

IV. Announcements.

Acton Conservation Trust. Susan reported that the ACT will have its annual meeting on Sunday, April 5, 2009, 7:30 p.m., Room 204. The hope is that Mr. Gerald Gaebel will attend the meeting and ACT and others will have an opportunity to thank him again for the 8 Piper Lane parcel that the Town acquired in February.

Next Meeting. The next meeting, which is scheduled for Thursday, March 26, 2009, 7:30 p.m., may or may not be necessary. If there is a meeting, Jon will preside in Ken's absence.

The meeting was adjourned at 9:30 p.m

- Janet Adachi, Clerk