

## MEETING MINUTES

### Town of Acton Community Preservation Committee

November 12, 2009  
Acton Memorial Library

Attending: Jon Benson, Walter Foster, Mike Gowing, Susan Mitchell-Hardt, Doré Hunter, Tory Beyer, Corrina Roman-Kreuze, Janet Adachi, Kristin Alexander, Assistant Town Planner. Also present was Steve Noone (Fin Com Observer).

Chairman Jon Benson called the meeting to order at 7:35 p.m.

- I. Approval of 10/1/2009 Minutes. The minutes of 10/1/2009 were approved.
- II. Town of Acton Proposals - Board of Selectmen Request for Extension of Time. Jon noted that the Board of Selectmen (BOS) had requested an extension of time, beyond the 11/9/2009 deadline for Community Preservation Act (CPA) proposals, so that the BOS could review Town proposals and decide whether they should go to the Committee. Dean Charter, Town Municipal Properties Director, already has submitted three proposals—Windsor Building, 468 Main Street and Town Hall—that the BOS has not yet reviewed. The Committee voted to accept the three Town proposals already submitted and grant the BOS an extension of time to 11/18/2009 with respect to the remaining Town proposals, which may include the Powder/Test House and a Chapter 61A land purchase.
- III. Preliminary Review of Proposals; Assignment of Committee Liaisons, Scheduling of Presentations. The Committee has received eight applications to date. Committee members discussed the applications, determined Committee liaisons for the proposals and agreed on the proposal-presentation schedule.

#### December 3, 2009

- 7:45 p.m. 468 Main Street - Window Restoration and Replacement (Liaison: Mike)
- 8:05 p.m. Acton Town Hall – Historic Window Restoration (Liaison: Walter)
- 8:45 p.m. Windsor Building – Historic Restoration and Adaptive Re-Use (Liaison: Roland).

#### December 17, 2009

- 7:45 p.m. Community Housing Program Fund (Liaison: Corrina)
- 8:15 p.m. Sachus Way – Development Funds (Liaison: Ken)

#### January 7, 2010

- 7:45 p.m. Open Space Acquisition/Protection Set-Aside Funds (Liaison: Susan)  
Open Space Acquisition and Preservation Fund (Liaison: Susan)
- 8:15 p.m. Theatre III – Complete Professional Assessment of Preservation Needs (Liaison: Tory)

January 14, 2010

[for other Town proposals, if any, for example, Powder/Test House]

In reviewing the applications for 2010, Committee members commented about the lack of recreational proposals. Although projects involving the creation of new recreational facilities continue to be eligible for funding under the CPA, it may be that the dearth of recreational projects will continue until SB 90, the proposed CPA amendment, becomes law and projects involving the rehabilitation and restoration of existing recreational facilities also are eligible for CPA funding; Susan said that Stuart Saginor of the Community Preservation Coalition expects SB 90 to be approved by next spring.

Committee members also noted that the Windsor Building application is substantially the same as the application a year ago, when the Committee voted not to recommend funding for the project in the absence of a formal space-needs study by the Town, which remains undone. Although this year's application includes a section addressing the alleged unavailability of meeting space at the high school, the described limitations, such as fees, apply to community groups and not to Town boards. Even if the asserted need for meeting space is not compelling, a compromise funding amount might be a possibility, given the historical significance of the building.

IV. Other Business.

- A. SB 90 Presentation. Susan reminded the Committee that Stuart Saginor would be available to do a presentation about SB 90. Walter suggested that the presentation could be brief, given that Committee members are very familiar with the issues. Mike suggested that later in January 2010, perhaps 1/28, might be a better time to hear from Mr. Saginor: Mr. Saginor may have some new developments to report after the State Legislature re-convenes, and by then, the Committee also will have progressed through the applicant-presentation process.
  
- B. Piper Lane. Walter noted that the Committee might receive a land-acquisition proposal relating to the Piper Lane parcel. The Town Manager has requested an appraisal for the Piper Road parcel that could provide the necessary frontage. Committee members discussed the need for a new warrant article respecting Piper Lane, whether for a new conservation restriction cover a single six-acre parcel or for the acquisition of Piper Road frontage.

Next Meeting. The next meeting will be on Thursday, December 3, 2009, 7:30 p.m.

The meeting was adjourned at 8:20 p.m.

- Janet Adachi, Clerk