

Town of Acton Community Preservation Committee
Draft Minutes, September 13, 2012
Acton Memorial Library Meeting Room

Members present: Tory Beyer (Acting Chair), Roland Bourdon, Dave Clough, Amy Green, Susan Mitchell-Hardt, Betsy Mercier, Corrina Kreuze. Arrived late: Walter Foster, Roland Bourdon (Chair)

Also Present: Herman Kabakoff (Finance Committee), Roland Bartl (Planning Director), Kristen Domurad-Guichard (Assistant Town Planner); Linda McElroy (Trail thru Time), Dean Charter (Municipal Properties Director)

The meeting was opened at 7:35 by Acting Chair Beyer.

1. Annual Public Meeting was posted for tonight and meeting was opened; no interested parties appeared
2. Discussion of various current and possible future projects submitted for funding
 - Morrison Farm will likely be a submittal
 - Affordable Housing – Capital Improvement fund (already existing)
 - Would include possible project types such as a new roof
 - Unit would have to have been bought under affordable housing and would still need to be eligible
 - Affordable Housing – McCarthy Village
 - have closed and started drawing funds
 - Town has joined the Regional Housing Services Program which provides administrative support for nine towns in the region
 - Currently CPA monies funding RHSP participation for 2 years
 - Actions include items such as following units to make sure they are still in compliance for affordable housing; education; solar or home energy audit information
 - Low interest loans to Historic District could come back for funding this year. DOR is being contacted to confirm this would be an appropriate use of CPA funds
 - Skate Park
 - Haven't started building Bowl, but some demo may have already occurred as part of turf field construction
 - CPA funded part has not been bid yet
 - Town has identified some repair work that will need to be done with municipal funds before the CPA work is done
 - Mercier will look into getting a time frame for when park will be re-opened
 - Also check that parking for field use will be available as soon as possible
 - Also check that what is going to be built is similar to what was approved for funding, as it appears that input from additional people on design is being sought
 - Robbins House – Powers is repainting
 - Dean Charter may be looking for historic tree planting
 - Theatre III
 - Wrapping up and may be asking for release of remaining funds
 - Suggest they provide CPC with an update and perhaps a tour

3. Minutes of August 8, 2012

- Mitchell-Hardt moved to approve minutes with corrections
- Foster seconded
- All in favor

4. CPC 2013 Plan

- No changes other than what was discussed at last meeting
- Green moved to release CPC as approved tonight
- Kreuze seconded
- Discussion
 - Bartl had not inserted updated numbers from Finance as discussed at last meeting; changed wording
 - Plan to be available on Acton website
- Vote: all in favor

5. Trail thru Time/Linda McElroy

- Update on Phase II Grant, restoration of Wheeler side
 - Nearly complete and hope to wrap up by end of 2012
 - Have installed a stone and wood timber gate that blends well with the site
 - After the parking lot had been moved, Tom Tidman said that a gate was probably needed at the end of Wheeler
 - This work had to be outsourced
 - Need to do landscaping and drainage, then complete two sections of handicapped trail
 - Landscaping and drainage was originally intended to be completed by Tom Tidman's people, but he apparently does not have the resources; can still provide fill if needed
 - Currently have \$5000 remaining, which was originally skated for kiosks, but they have been able to save that money
 - Would like to transfer the \$5000 to outsource completion of landscape and drainage
 - Discussion
 - Was the landscaping and drainage work initially considered in the application? Yes
 - While the Town is capable of doing the work, it does not have the staff resources to perform the work
 - Vote
 - Kreuze moved that Committee agrees that the use of \$5000 for landscaping and drainage is appropriate for the project
 - Mitchell-Hardt seconded
 - All in favor
- Schedule
 - Phase III mill site – expect to build a platform in wetlands and floodplain
 - Expected this to be approved by now, but it has not been so she has turned her focus onto the Indian sites
 - Have found ceremonial stone pile sites
 - Plaques will be provided; Phase II funds will pay for 1 plaque and Phase III will pay for the second. Phase III has a Native American component so this is within scope

6. Dean Charter Update

- Window restoration at library

- Contract has been awarded and expect to start in late October
- Town Hall clock and bell restoration
 - Contract signed, equipment delivered (but not invoiced to date) and expect to install this fall
- Asa Parlin House
 - RFP went out and Committee (Charter, Klauer and Dickinson) selected and hired Architect
 - Community workshop held in June
 - Studies conducted, including structural engineer, timber frame expert and hazardous materials review
 - Findings are being catalogued and will report to BOS in late October
 - Original 200 sf structure from the 1800s, hand hewn and hand pegged, not a residence, may have been moved to current site
 - “Greek revival” style added in +/- 1860 around original structure
 - 1970s, additional expansion to current foot print
 - Asbestos containing material is present in the 1970s portion of the building. Current estimate is remediation could cost up the \$50,000
 - Options being fleshed out (costs and options are still being refined)
 - As shown at Town Meeting, keep the 1860’s footprint and turn into a meeting area with possible addition for restrooms. \$326,000 - \$375,000
 - Keep 1860’s footprint, new roof and siding, but no mechanicals or other upgrades. \$200,000 - 275,000
 - Keep 1800’s timber frame with a canopy roof to protect. \$125,000
 - Discussion
 - Value to leaving some structure to keep the village atmosphere and to screen parking lot from abutters
 - Abutters fear that if structure is fully demolished, there would be pavement creep over the years
 - If demolished, could get +/- 13 parking spaces
 - If nothing is done, deterioration will accelerate, especially as roof is starting to leak
 - Project will be back before CPC after they meet with BOS
 - Nov 16th is their internal deadline to submit for CPC funds for April use. Their currently remaining funds are not likely to be sufficient to do demo and asbestos remediation

7. Perceptions and Outreach

- BOS had passed on a complaint they received about how CPC money is spent; appeared to be misunderstanding about process, oversight and public input
- Bourdon had responded
- General discussion of the value of providing more outreach and information about what the CPC does and how it operates

The meeting was adjourned at 9:35 PM.

Respectfully submitted,
Amy Green