



Approved 3-1-07

**Community Preservation Committee  
Meeting Minutes  
February 8, 2007**

Members Present: John Campbell, Chairman; Tom Sartori, Arlene Marshall, Andy Clark, Joan Clowes, Jane Fletcher, Bob Rosenberg, Chris Kellogg

Members Absent: Todd Helwig

Others Present: Kathy Joubert, Town Planner; Charlie Bradley, Jeff Amberson, Jim Halpin, Marie Nieber

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Meeting began at 7:00pm.

January 25, 2007 minutes amended and approved.

CPC will schedule meetings for March 1, 2007 and March 29, 2007.

**Continued Public Hearing to Consider 2007 CPC Applications:**

All presentations were concluded at January 25th meeting. Deliberations and discussion will occur tonight regarding recommendations on spending allocations for 2007 Annual Town Meeting.

Tom Sartori began discussion with \$681,000.00 as the figure from which allocations will be made for the 2007 Annual Town Meeting. All agreed with this figure.

Tom Sartori made motion, 2<sup>nd</sup> by Arlene Marshall to set aside \$25,000 as amount of funding not to allocate this year in the event of unforeseen abatements. Provide \$25,000 cushion in fund and do not allocate to specific project. Unanimous.

Tom Sartori made motion, 2<sup>nd</sup> by Bob Rosenberg to allocate \$68,000 for housing reserve account. Unanimous.

Tom Sartori made motion, 2<sup>nd</sup> by Bob Rosenberg to allocate \$16,000 for administrative costs of CPC. Seven in favor, one opposed. Motion carries.

Tom Sartori made motion, 2<sup>nd</sup> by Chris Kellogg to deny funding proposal submitted by Dan Clark for purchase of Fidrych parcel. Unanimous.

Tom Sartori made motion, 2<sup>nd</sup> by Arlene Marshall to allocate \$2000 to Trails Committee. Seven in favor, one opposed. Motion carries.

John Campbell discussed using rating system which CPC followed last year. Discuss and rate remaining applications as follows:

1. preparation/completeness of application
2. does it meet the criteria
3. urgency/relevancy of project
4. level of support

Town Hall Carpet and Drapes Application (\$98,320)

1. yes
2. no
3. no
4. limited

Town Hall Gym Floor Replacement (\$52,500)

1. yes
2. yes (recreation and historic). Parks & Recreation Commission agrees this project meets their criteria. Historical Commission agrees this project meets their criteria.
3. no
4. yes

Irrigation of Fields at Melican Middle School (\$35,000)

1. yes
2. yes. Parks & Recreation Commission agrees this meets their criteria.
3. yes
4. yes

Historical Reserve Fund (\$150,000)

1. yes
2. yes. Historical Commission agrees this meets their criteria.
3. moderate
4. moderate

Historical Inventory Survey (\$30,000)

1. yes
2. yes. Historical Commission agrees this meets their criteria.
3. yes
4. yes

Library Renovations (\$160,000)

1. yes
2. no. Historical Commission does not support this application. Building is not endangered as a historical structure.
3. yes
4. appears to be polarized opinions on library project

Open Space Request of \$460,000

1. yes
2. yes
3. yes
4. yes

John Campbell provided update regarding Open Space Committee:

- conservation restrictions being considered for two parcels
- owners have been discussing these with Sudbury Valley Trustees (SVT)
- Open Space Committee members also working with SVT
- potential to ask for warrant article for CPC \$\$ to be put into Conservation Commission fund for future acquisitions of conservation restrictions
- will explore with Conservation Commission and town counsel

Votes:

**\$98,320 for carpet replacement at Town Hall**

Chris Kellogg made motion, 2<sup>nd</sup> by Arlene Marshall to deny funding this application. Unanimous.

**\$160,000 for library renovations**

Chris Kellogg made motion, 2<sup>nd</sup> by Tom Sartori to deny funding this application. Unanimous.

**\$30,000 for historical structure inventory**

Andy Clark made motion, 2<sup>nd</sup> by Jane Fletcher to fund application.

Discussion about first phase of inventory. Will take place from March 1, 2007 to December 14, 2007. Contract written to be able to continue with this consultant if Historical Commission wishes to continue with the firm for the second phase, if funded.

Seven in favor, one opposed. Motion carries.

**\$52,500 for gym floor replacement**

Chris Kellogg made motion, 2<sup>nd</sup> by Andy Clark to deny funding.

Discussion:

C. Kellogg - Responsibility of town to maintain floor. More pressing issues to fund.

B. Rosenberg – Gym is benefit to entire town, valid historic use.

J. Campbell – If funded and not all funds necessary for project, should \$\$ go back to CPA reserve account? Should this be a condition of each article? Does this automatically happen? Need to check with town counsel for next meeting.

Two in favor of denying application. Five opposed. One abstaining vote. Motion fails.

Bob Rosenberg made motion, 2<sup>nd</sup> by Tom Sartori to fund \$52,500 from historical resources account. Four in favor. Four opposed. Motion fails.

Tom Sartori made motion, 2<sup>nd</sup> by Chris Kellogg to fund \$52,500 from 70% account. Three in favor. Five opposed. Motion fails.

Bob Rosenberg made motion, 2<sup>nd</sup> by Tom Sartori to fund \$52,500 from historical resources account. Four in favor. Four opposed. Motion fails.

Tom Sartori made motion, 2<sup>nd</sup> by Chris Kellogg to deny funding gym floor. Four in favor. Four opposed. Motion fails.

**\$35,000 for field irrigation**

Arlene Marshall made motion, 2<sup>nd</sup> by Joan Clowes to fund irrigation of fields. Seven in favor. One member recused himself from voting. Motion carries.

**Historical reserve account**

Chris Kellogg made motion, 2<sup>nd</sup> by Tom Sartori to fund \$100,000. Four in favor. Four opposed. Motion fails.

Chris Kellogg made motion, 2<sup>nd</sup> by Bob Rosenberg to fund \$80,000. Seven in favor. One opposed. Motion carries.

**\$52,500 for gym floor**

Bob Rosenberg made motion, 2<sup>nd</sup> by Joan Clowes to fund replacement of gym floor. Five in favor. Three opposed. Motion carries.

**Open space reserve account**

Tom Sartori made motion, 2<sup>nd</sup> by Bob Rosenberg to allocate \$372,500 for reserve account.

Discussion:

J. Campbell – Recommend one article for open space reserve account and one article to allocate money for conservation restrictions. Need to explore use of Conservation Commission account with town counsel. If article to transfer funds to Con Comm for future acquisitions of conservation restrictions, could time limit be placed on period in which to acquire restrictions? If so and money not spent by Con Comm, could article stipulate money to be returned to CPA open space reserve account?

K. Joubert will contact town counsel and report back to CPC at next meeting.

Eight in favor of allocating \$372,500 to open space reserve account. Unanimous. Motion carries.

Public hearing continued to March 1, 2007 at 7:00pm at police station.

Respectfully submitted by,

Kathy Joubert  
Town Planner