



Approved March 29, 2007

Community Preservation Committee  
Meeting Minutes  
March 1, 2007

Members Present: John Campbell, Tom Sartori, Chris Kellogg, Andy Clark, Arlene Marshall, Todd Helwig, Bob Rosenberg

Members Absent: Joan Clowes, Jane Fletcher

Others Present: Kathy Joubert, Town Planner

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**Meeting called to order at 7:00pm**

**Minutes of February 8, 2007 meeting accepted.**

Andy Clark made motion, second by Bob Rosenberg, unanimous to approve minutes.

**Discussion RE: Conservation Commission Fund per G.L. c. 40, § 8C**

Kathy Joubert attended February Conservation Commission (CC) meeting to discuss use of fund in conjunction with CPA funds. CC very receptive to CPA open space account funds being transferred to fund. Money must be used for purposes consistent with CPA. CC able to access funds without town meeting approval.

John Campbell discussed advantages of transferring \$175,000 banked last year and proposed \$372,500 to be allocated this year to CC fund. CC able to act immediately for land purchases and conservation restrictions. Opinion from town counsel, via email dated February 28, 2007, discusses use of CC fund.

Chris Kellogg expressed concern with CC fund not needing town meeting approval. How do we insure CC has same parcels in mind that CPC and Open Space Committee wants to preserve?

John Campbell explained the opportunities exist this year and the CC fund would allow Open Space Committee to act quickly without time constraint of town meeting. People have generally supported open space acquisition and people would probably support transfer of CPA funds to CC fund.

Tom Sartori asked if money is transferred to CC fund, would any input from CPC be allowed as to what parcels should be purchased and how much is paid for each parcel?

Todd Helwig stated CC would hold public hearing and consider all input from the various town boards and committees.

Chris Kellogg asked who manages CC fund? If CPC agrees to transfer money into fund this year, how much should we be transferring each year?

Arlene Marshall sees the transfer of open space money into the CC fund as a commitment to landowners that the town is serious about purchasing their land. Would it be more prudent to place a minimum amount of CPA funds into each designated account and leave majority of CPA funds in general account and then more money is available when a specific project comes up and funds can be transferred from general to project at town meeting?

John Campbell states this particular year, it makes sense to transfer funds to CC fund given the potential projects on the horizon.

Todd Helwig expressed it makes sense to continue putting money into CC fund each year. Perhaps there is a way to stipulate that CC spends money with vote from Open Space Committee and CPC?

John Campbell believes there are town options for this year – to either bank the open space money in the CPA open space reserve account or place an article (as written by town counsel) on the town meeting warrant to transfer the open funds from this year and last year to the CC fund.

Todd Helwig pointed out the issues are the risk of losing property we want to protect due to the inflexibility of the process (having to go back to town meeting to spend money in the open space reserve account) or risk trusting the CC to do the right thing. He supports the transfer of the funds to the CC fund.

Bob Rosenberg believes the CPC needs to relinquish the oversight of the process in order to let legislative body (CC) act to carry out the land purchases in a much more timely manner than town meeting is able to do. We need to take advantage of the CC having the ability by state statute to purchase land in a timely manner.

Arlene Marshall says CC and Open Space Committee have demonstrated a track record of purchasing appropriate parcels in the past. We need to trust the process of the CC.

Tom Sartori asked what happens to money in CC fund if projects do not happen within a certain time frame? Does the CC fund money go back to the general account?

General discussion regarding wording of article, as written by town counsel, for transferring money to CC fund. Chris Kellogg made motion, second by Andy Clark, unanimous vote to place the following article on the warrant for the 2007 annual town meeting:

*To see if the Town will vote to transfer \$175,000 or any other sum from the Community Preservation Fund Open Space Reserve, and \$372,500 or any other sum from the Community Preservation Fund revenues, to the Conservation Fund, and further, if such funds are used for the acquisition of real property, to authorize the Conservation Commission to grant a conservation restriction in said property meeting the requirements of G.L. c.184 of the General Laws to the Commonwealth of Massachusetts or to a charitable corporation or foundation selected by the Conservation Commission with the right to enforce the restriction, or take any other action relative thereto.*

Tom Sartori made motion to approve the order of the articles as follows, second by Town Helwig, unanimous vote.

Order of Articles for 2007 Annual Town Meeting Warrant

- 1.) transfer of funds to CC fund
- 2.) \$372,500 request for open space account
- 3.) \$68,000 request for affordable housing account
- 4.) \$30,000 request for phase II of historical inventory
- 5.) \$80,000 request for historical preservation account
- 6.) \$52,500 request for gym floor
- 7.) \$35,000 request for field irrigation
- 8.) \$2000 request for Trails Committee
- 9.) \$16,000 request for CPC administration funds

Bob Rosenberg made motion to close public hearing, second by Chris Kellogg, unanimous vote.

Next meeting will be March 29, 2007 at 7:00pm at the town hall to discuss the town meeting presentation. John Campbell is willing to make the presentation again this year.

**Meeting adjourned at 9:00pm.**

Submitted by,  
Kathy Joubert  
Town Planner