

Town of Upton



Massachusetts

Capital Budget Committee

Kenneth Glowacki, Chairman

Robert Varney, Secretary

Frank Aniello

Gary Bohan

Jonathan Calianos

Tina Cote

Capital Budget Committee Meeting Minutes

November 22, 2010

Location: Fire Station

Present: Frank Aniello, Gary Bohan, Jonathan Calianos, Tina Cote, Bob Varney

Others Present: From Open Space Committee-Marcella Stasa, Bill Taylor, Mike Penko, Tom Dodd, Finance Committee-Joanne Shanahan, From CPC-Rena Richard, Rick Holmes, Chris Scott (also Open Space), Sudbury Valley Trustees-Christa Collins, Citizen-Eileen Arnold

Chairman Ken Glowacki was unable to attend the meeting do to a personal conflict.

The meeting was called to order by the acting Chairman Gary Bohan at 7:05 PM.

The CBC had a discussion with Rena Richards and Rick Holmes regarding the Community Preservation Committee process. The CPA funds raised and matched are allocated at 10% to each of the three primary preservation groups, Open Space, Affordable Housing, and Historical. The balance raised goes into an undesignated CPA account. Recreation may also use CPA funds from the undesignated funds but only for purchase and development of recreation land. not for operational expenses. If the CPC turns down a request the plan cannot go before the Town Meeting for approval.

The CPC considers the merit of each request and if the request meets the CPA guidelines in deciding which projects to approve. The CPC doesn't have a five year plan but agreed that information is available to develop a five year plan and would consider doing so.

A discussion with the representatives of the Open Space Committee (OSC) regarding the purchase of Sweet William Farm took place. The OSC explained how the purchase price was arrived at and that it was based on an average of the two appraisals. Basically the Town would purchase 60 acres of the 92 acre farm for \$1,288,500 and in turn the owner would retain ownership of five acres (a two acre lot with the existing house and a three acre lot for an

additional house) and allow 27 acres to be put under a conservation restriction however the ownership of the 27 acres is retained by the current owner. The owner will also allow for a small parking lot on the 27 acres and a trail across the 27 acres connecting the two portions that make up the 60 acres.

The purchase of the 60 acres will be funded by a \$500,000 grant, \$74,000 in private funds and \$714,500 of Town funds.

The CBC members present reviewed what had taken place at the meeting.

Mr. Aniello moved and Mr. Calianos seconded to adjourn the meeting. The meeting was adjourned at 9:00 PM.

Respectfully submitted,

Robert Varney
Secretary to the Committee