

Community Preservation Committee
Posted Meeting – April 6, 2011

Present: Rena Richard – Upton Housing Authority
Russell Wood – Historical Commission
Paul Carey – Planning Board
Rick Holmes – Open Space Committee
Richard Desjardins – Selectmen’s Appointee
Dave Adams – Recreation Commission
Frank Braney - Selectmen’s Appointee

Meeting opened at 7:32 pm. and suspended.

Public Meeting opened at 7:32.

1. Presentation by Kelly McElreath regarding Town Hall renovation project.
 - Ms. McElreath presented an introduction of the project.
 - Members of the Committee gave a historical overview of the facility, including the impact of the 1998 Mass. Historical Committee (“MHC”) Grant of \$100,000.
 - The Committee conducted a space needs assessment to determine the space need now, 5 years and 10 years.
 - The Committee’s architects, after consulting with an expert in historical preservation, developed a concept plan. That concept plan was sent to MHC and received favorable feedback.
 - MHC will not approve a concept plan – must present either a schematic plan (\$75,000) or a design plan (\$100,000). MCH indicated it may consider a schematic plan.
2. Questions by the Board and responses:
 - Total project cost likely to be \$5 million.
 - If schematics are approved by MHC, then further design would be required.
 - The architects believe that MHC approval would be good for quite some time if the Town wasn’t prepared to immediately fund construction.
 - The concept plan has room for additional meeting space – Mr. Adams questioned whether there was a need for additional meeting space.
 - Mr. Desjardins stated that the Board of Health space was inadequate and non-compliant.

- Mr. Holmes questioned what the Town got for the \$50,000 in funds for the feasibility study.
 - The Committee responded that the study was completed and was used in connection with the MHC submission.
3. Questions and comments from the Public:
- Ken Glowacki, a member of the Capital Budget Committee. That Committee had some questions. Will the schematic allow for a cost analysis? Yes, per Ms. McElreath.
 - Mr. Glowacki questioned whether an RFP should be put out first before funds are approved.
 - Discussion as to how much of the funds will come from CPA.
 - Mr. Glowacki expressed concern that the analysis to date does not include investigation of alternatives for new construction, etc.
 - Ms. McElreath responded to several of the concerns.

Public hearing closed at 8:40 p.m.

4. Public hearing opened – Restoration and archeological study of stone cave.
- Presentation by David Mackey, co-chair of Upton Historical Commission.
 - Requesting \$24,500 to restore stonework of the cave and to study the archeological features of the site.
 - Questions as to whether volunteers could participate in or at least view the dig.
 - The Committee will get an answer by Town Meeting.

Public hearing closed at 8:55.

5. Motion made by Mr. Carey to recommend to Town Floor the Town Hall Renovation Committee's request for \$75,000, with \$56,836 coming from Historical Reserve Funds and the balance from undesignated funds.
- Discussion regarding the scope of use of CPA funds.
 - Motion approved unanimously.
6. Motion by Mr. Holmes to recommend to Town Floor the Historical Commission's request for \$24,500 from the Historic Reserve Fund to the extent available and the balance from undesignated funds.

- Motion approved unanimously.
7. Discussion and approval of office expenses and discussion of pending projects.
 8. Discussion regarding Sweetwilliam Farm project.
 - The Committee expressed significant concerns regarding the potential for further development of the site including an expanded barn, converting the store to a house, replacement farm stand and parking and the use of multiple temporary greenhouses 18 feet high and 16,000 square feet.
 - The Committee expressed concern that the Town was “sold a bill of goods” when the project was presented as the project was to preserve the existing farm, not allow for an expanded farming operation and additional structures.
 9. Moved and approved to submit a warrant to Town Meeting to transfer \$10,000 to the Administrative Fund.

Meeting adjourned at 10:05 p.m.