

Community Preservation Committee
Posted Meeting – March 7, 2012

Present: Richard Desjardins – Selectmen’s Appointee
Paul Carey – Planning Board
Frank Braney – Selectmen’s Appointee
Russell Wood – Historical Commission
Chris Scott – Conservation Commission
Richard Holmes – Open Space Committee
Rena Richard – Upton Housing Authority
Paul Pirozzi – Recreation Committee
Margaret Carroll – Selectmen’s Appointee

1. Presentation on South Street property. Mr. Fleming gave an overview of the proposed purchase of 69.7 acres, to be accessed from South Street. Proposed use would be active recreation use by youth and adults. The proposed uses are in concept form only.

Negotiated sale price is \$624,000 and total cost of approximately \$675,000 prior to development costs. Mr. Gazoorian continued – Request to CPC is for 100% of the acquisition costs. Development costs will be obtained through -

- PARC grant \$500,000;
- Other grants;
- Fundraising;
- CPC Funds;
- Corporate Sponsors.

A representative of the fields subcommittee spoke about how the project fit within the 2006 Recreation Master Plan.

Questions from the audience regarding the project:

Ms. Robinson stated that some of the potential issues such as conservation, National Heritage, endangered species and Army Corps of Engineers have been explored, at least initially. To date, the proponents have not found any impediments that would prevent a similar project at this site.

Questions as to the process by which this property was selected. A number of people stated that this parcel had been identified in several analyses.

Question as to scope of use- would the schools be able to use the fields? That is a possibility.

There was significant discussion regarding the proposed access off of South Street. Mr. Carey discussed the process of site plan review and other boards and agencies.

Discussion regarding scope and cost of use of other fields in Upton and Mendon.

Mr. Glowacki from the Capital Budget Committee stated that he believed a business plan should be included in the proposal.

Several people questioned whether the Town should first do all of the studies and permitting. The proponent stated the risk of not buying the property would likely dissuade a favorable vote on the engineering costs.

Ms. Paul asked whether at least a traffic study could be completed prior to Town Meeting.

Mr. Holmes stated that any information as to traffic would be helpful at Town Meeting.

Public hearing closed at 8:47 p.m.

2. Prior minutes reviewed and approved.
3. Motion made to move the South Street request forward to the Special Town Meeting on April 3, 2012. Approved unanimously.
4. Discussion regarding proposed warrant article on weed eradication. The Committee voted to schedule a public hearing on April 4, 2012 at 8:00 p.m. Approved unanimously.
5. Barbara Burke from the Historical Commission reported that the Upton Chamber project had \$1,015 in remaining funds. There was also approximately \$3,000 left from the Historic Register project. Those funds will be returned to the CPC.
6. Presentation by Town Hall Renovation Committee. The architect showed recent changes to the plans. They have received positive feedback from Mass. Historical. Discussion with estimates of the projected cost of the renovation compared to the cost of comparable new construction. Discussion regarding what expenses would be eligible for CPA funding.

The applicant requested a public hearing on a request for funding of the “soft costs” of approximately \$425,000. Board voted to set the public hearing for April 4, 2012 at the Town Hall at 7:30 p.m. Approved unanimously.

7. Ms. Richard shall prepare warrant articles for the annual town meeting for pending requests. The Committee approved establishing place-holder articles.