

Community Preservation Committee
Posted Meeting – November 7, 2012

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

Meeting called to order at 8:02 p.m.

1. Motion to suspend regular meeting and open public hearing on South Street field proposal.

Presentation by Richard Gazorian, Chairman of Recreation Commission.

Mr. Gazorian discussed the history of the project including request for proposals, application for PARC grant of up to \$400,000, and request for proposals for a landscape architect.

Received 14 bids, interviewed 5 and selected Stantec.

Discussion regarding potential uses of the property.

Ron Hedrick from Stantec discussed the potential timeline for the project including Town approvals, analysis, design, permitting, grants and construction. The process will also include traffic analysis and possible recommendations to improve access and egress.

Mr. Hendrick also discussed potential phasing of the project.

Questions from the board including sources of funding and the amount of the request.

Dr. Taylor questioned why it took seven years since the Recreation Master Plan was approved to bring this project forward? Mr. Gazorian explained that this parcel was recently identified.

Dr. Taylor questioned the effect of flooding and stated his opposition to developing land that could be flooded.

Mr. Hendrick responded that so far their review has shown flooding is infrequent and the proposal is not to build significant structures. The floods have been 5 times in 50 years. There would be some design considerations, but likely would

not prohibit the proposed development. Mr. Hendrick will consult with the Army Corps of Engineers.

Sylvia Story questioned how many fields and what type.

Mr. Gazorian said field numbers and types would be decided with input from a stakeholders group.

Ms. Story stated her belief that the property is zoned agricultural/residential and questioned whether a commercial use could be allowed.

Mr. Carey stated that the applicant would have to have Planning Board and possibly Zoning Board Review.

Ms. Story also raised concerns regarding South Street traffic safety.

Louise Vogel of South Street also raised traffic concerns.

Steve Bern of the Finance Committee pointed out that the funding being requested is to do the studies to answer some of those questions.

Donna Hopkins questioned whether a further vote would be required.

Blythe Robinson stated that further Town votes would be required if the project goes forward.

Chris Scott commented that when dealing with the Army Corps find out how long floodwaters take to recede.

Rick Holmes asked about the other responses to the RFP. The only other response was Amato Farm.

Charlie Hopkins of South Street stated he felt some information on line is misleading.

Mr. Hopkins also questioned site security.

Mr. Gazorian responded that there are already issues at the site but video surveillance is contemplated.

Ken Glowski asked if the Town would be prohibited from charging for field use. Mr. Carey stated he did not believe there was a prohibition.

The Committee was asked and responded to questions about the Committee's approval process.

There was a discussion regarding the rights of the operating gravel pit and the potential impact on traffic and access.

Bill Taylor questioned who would decide if the project would go forward- the Board of Selectmen with input of the Recreation Committee.

Stantec indicated that the traffic study would cost approximately \$15,000 and would be done early in the process, but other studies and surveys would also be under way. It would not be feasible to put the project on hold until traffic is resolved.

A number of residents expressed concern regarding traffic safety issues.

Hearing closed at 9:28.

2. Regular meeting resumed.
3. Discussion of proposal with Blythe Robinson regarding anticipated costs, timing and procedure.

Ms. Richard stated that the Town needed to have clarity as to what amounts would be spent and how decisions to proceed or terminate the project would be made.

Moved to recommend the article to Town Meeting for funding up to \$877,000 subject to obtaining a PARC grant of \$400,000.

Approved unanimously.

4. October meeting minutes read and approved.
5. May meeting minutes read and approved.
6. Review of financials.
7. Moved to place \$16,000 into each of the three reserve funds from state matching funds for FY 2013. Approved unanimously.
8. Discussion regarding signage for CPC projects.

Meeting adjourned at 9:56 p.m.