

Community Preservation Committee
October 7, 2015

<u>Members Present:</u>	Rena Richard, Chair	Upton Housing Authority
	Ed Darragh	Selectmen's Appointee
	Dave Adams	Selectmen's Appointee
	Richard Desjardins	Selectmen's Appointee
	Richard Gazoorian	Recreation Commission
	Chris Scott	Conservation Commission
<u>Guests Present:</u>	Russell Wood	Historical Commission
	Bill Taylor	Land Stewardship Committee
	Michael Penko	Land Stewardship Committee
	Marcella Stasa	Land Stewardship Committee
	Charles Pedersen	Aquatic Weed Control Committee
	Cathy Taylor	Historical Commission
	Joyce Heywood	Historical Commission
	Maureen Byrne	Historical Commission
Ken Picard	Selectman	
Blythe Robinson	Town Manager	
Mike Gorman	Principal at Gorman, Richardson, Lewis Architects	

1. Meeting called to order at 7:30 PM.
2. Prior meeting minutes approved.
3. Review of Financials:
 - A. The projected 2016 revenue from the town will be \$344,783. This number was sent to the DOR from the Town Assessor's office.
 - B. The state has proposed \$10 million be transferred to the CPA Trust fund from state surplus funds. At this time, it is not known how much surplus there will be so this number is proposed, not certain.
 - C. There are several line items/projects that are complete, but still show remaining funds. These will be reviewed by Rena and Blythe so that excess funds can be transferred out.
4. Charles Pedersen, Chair of the Aquatic Weed Control Committee addressed the Committee on the weed control issues affecting the three major ponds in Upton; Pratt, Wildwood, and Taft Ponds. Taft Pond was treated back in the spring and is looking fine at this point. Lake Wildwood was last treated in 2010 and is currently full of weeds. Fanwart is the most prolific weed present and can only be managed, not eradicated. It is at a critical point and must be treated next June/early July. It can be treated with a mild herbicide and will most likely only require that the lake be closed for one day. The chemical used is Sonar which is currently under patent and is costly. We're looking at a cost of \$23,500.00. Ken Picard reinforced what Mr. Pedersen explained and said that he

could see using this one time amount to shock the Lake and going forward use town funds for maintenance treatment. Rena explained that we will be having a Public Hearing on 10/26/15 to discuss the matter further. Mr. Pedersen will return for that meeting.

5. Cathy Taylor from the Historical Commission approached the Board with a request for funding (\$10,000) for services to conduct a “*Historic Building Assessment*” of the property located at 2 Grove St in Upton. She presented two letters of support for the preservation; one from James Igoe of Preservation Massachusetts and another from Preservation Consultant Gretchen Schuler. The background of Cathy’s request is as follows:

“UHC requests to use CPC money for information for preservation of the oldest commercial building in Upton that is a contributing property of the newly designated Upton Center National Register District. This would continue CPC investment in historical preservation including the \$7 million dollar CPC funded Town Hall restoration and the 2008 CPC funding for documentation for historical districts in town. In addition, this project may support low-income housing. There is a documented need in town for more general business properties to be bringing in income to the town. Right now the property has 12 parking spaces and it is questionable that spending \$17,000 on demolition of a historic building for 5-7 additional parking spaces is of beneficial or cost effective value to the town. This is a request for CPC monies to be spent to explore the restoration possibilities more fully.” The funds will be used for:

- A. Short term: Assess building integrity, determine complete historical background, document building with accurate diagrams and photos, and determine possible reuses with restoration,
- B. Long term: Restoration of building to bring in tax income to town on a yearly basis, restoration of the building and footprint of the historic village of Upton of the 1800’s, possible low-income housing to fulfill documented need of the town.

The Board discussed the request in depth and addressed significant questions as to whether the building was structurally sound and whether this was a good choice of a building that warrants restoration funds. The suggestion was made that possibly there were other buildings in town that would be better alternatives. After such discussion, the logistics of the request for funding were brought forth. Because the Warrant for the Town Meeting in November is already closed, the Historical Commission would need to address the Selectman and request that the Warrant be re-opened, add the Article in question, and close the warrant again. Motion was made by Dave Adams and seconded by Chris Scott asserting that if the Historical Commission were able to contact the Selectmen and have them amend the Town Warrant; the Board would be willing to hold a public hearing and discuss the request further. A vote was taken and the Board voted against the motion.

6. Bill Taylor, Mike Penko and Marcella Stasa from the Land Stewardship Committee attended to discuss further the funding request for a road engineering study at former Stefans property. Three alternatives were discussed:

Alternative A: The most feasible of the routes, this alternative would provide access from Orchard Street. This alternative includes a broad ravine with an intermittent stream at the bottom. This alternative would be for the roadway and would not include any additional funding for parking.

Alternative B: This involves coming up our 60 Foot existing Right of Way. Because the road is very steep, it would be extremely difficult to build and consequently not the best alternative.

Alternative C: This would involve acquiring a piece of land which is also subject to a New England Power easement which may or may not contain language not allowing development of a road. Although this piece of land has the least amount of slope, it has significant amounts of ledge. Blythe Robinson also mentioned that we should examine the future possibility of gas lines.

The specific request for funds of approximately \$17,000 would cover the following:

- \$6,400 to provide a conceptual evaluation of all three alternatives with preliminary cost estimates.
- \$8,000 if Alternative A was chosen. This would cover a full design with plans for permitting and estimates for construction.
- Remainder for contingency funds.

The Board thanked the Open Space Committee for their information and noted that an Article addressing this request would be placed on the Town Warrant. Rena explained that we will be having a Public Hearing on 10/26/15 to discuss the matter further.

7. Rena Richard addressed the Board about the upcoming Articles on the Town Warrant that specifically relate to this Committee. She expressed her concern that the funding of all of the projects uses a significant amount of the CPA Fund and Reserve balances. She reminded the Board that it is responsible for its yearly payment towards the Town Hall Preservation project and requests that the Board be mindful of its spending of the budgeted funds.
8. Town Manager Blythe Robinson told the Board about a grant in the amount of \$7,500 that was available from the Mass Regional Planning Agency to conduct a study of Low Impact Design for future housing and sub divisions. The study encourages green infrastructure and the design of environmentally sustainable housing and sub divisions. There is no cost to us to apply for the grant. The Board signed the request to apply for the grant.
9. Meeting adjourned at 9:03

