

MINUTES

Revised

TOWN OF ACTON COMMUNITY PRESERVATION COMMITTEE (CPC)

7:30 PM January 3, 2019

ACTON MEMORIAL LIBRARY, 486 MAIN STREET, ACTON

Members Present: Ray Yacouby (Chair), Dean Charter (Clerk), Peter Berry, Walter Foster, Carolyn Kilpatrick, Steve Trimble, Bill Alesbury, Nancy Kolb

Members Absent: Tori Beyer, Amy Green

Others Present: Robert Hummel (Planning), Chris Dallmus, (Mill Place Trustee) Jackie Igo (Mill Place Trustee), Susan Mitchell-Hardt, Kelley Cronin (AHA)

Documents: Agenda, Minutes of 12/6/18 CPC meeting, Draft CPC deliberations spreadsheet, CPC Applications Schedule, Memo from Town Counsel re "Allowable uses of CPA Funds", Draft CPA Annual Report, Acton Housing Authority Windsor Green Doors PPT & Application form, Mill Place Condominium Application form.

Yacouby opened the meeting at 7:30 PM

- I. Citizens' Concerns: None
- II. Review Prior Meeting Minutes: Foster moved to accept minutes as written, second by Trimble, approved unanimously
- III. Review CPC Annual Report: Foster moved to approve report as written, second by Berry, approved unanimously.
- IV. Project Hearings and Review

7:40 Mill Place Bell Tower: Jackie Igo and Chris Dallmus addressed CPC regarding historical background of South Acton Village and the Mill Place building (former First Universalist Church at 140 Main Street). Many prior uses of building, including Church, Teen Center, Music Studio, now residential condos. Most of interior was gutted. Bell tower was never restored as part of the condo conversion project. Water now entering the structure through defective roof materials. Condo will pay difference between request (\$50,000) and final cost. Berry inquired about possible public benefits to offer. Dallmus suggested a pedestrian easement for a walkway across property to benefit commuters, similar to easement to BFRT across Powers Gallery property. Alesbury questioned why not architectural shingles instead of three tab shingles as they would be more durable and would blend with the rest of the roof. Alesbury questioned why the public should pay for a private property project, what is the means test. Yacouby opined that the CPA does not prohibit funding of private projects, and the building is historically iconic. Foster observed that it is good the building is no longer a church, so we will not be subject to earlier challenge. Dallmus suggested that the

trust could share financial data with town. Kilpatrick questioned deed restriction. It was confirmed that the deed restriction would cover entire exterior of building. Building is not in Historic District and thus, who would be review authority for exterior changes? Dallmus to correspond directly with Yacoubi regarding changes to the application (use rehabilitation as a descriptor rather than maintenance as regarding the project), and how much and what format would be required for financial data on condo association.

8:00 Windsor Green Sliding Doors: Kelly Cronin presented the AHA proposal (sliding doors at Windsor Green). Oriented CPC on the scope and size of properties managed by AHA. Now 5 year waiting list for senior housing. Original doors are 38 years old, not energy efficient, hard to use. Grant request based on a quote, project specifications will be developed by an architect and will be sent out for public bid as required by state procurement law. Cronin will prepare a list of AHA major projects CPC has funded in the past.

V. Administrative Updates: Hummel circulated new spreadsheet. Bottom line is that we have around \$60K more in requests than we have in assets. Berry stated that Douglas and Gates will probably be demolished. What is the fate of the playgrounds that were paid for with CPA money? Foster stated that the equipment should be repurposed at new school.

Upcoming Hearings

01/17

7:40 Jones Field Playground
8:00 Acton Arboretum ADA Compliant Entrance
8:20 Acton Arboretum China Trail and Garden Planting

01/24

7:40 Asa Parlin House
8:00 Window Preservation Project, Iron Work Farm
8:20 53 River Street Historic Park

Foster moved to adjourn at 8:46, seconded by Berry, approved unanimously.

Next meeting, Thursday, January 17, 2019, 7:30 PM, Acton Memorial Library.

For a review of the meeting documents for this meeting, please visit the digital link below.
<http://doc.acton-ma.gov/dsweb/View/Collection-10478>