

TOWN OF ACTON COMMUNITY PRESERVATION COMMITTEE (CPC)

MEETING MINUTES

August 11, 2020

7:30 PM

MEETING HELD BY ZOOM TELECONFERENCE AND AVAILABLE TO THE PUBLIC

Present: Ray Yacoub (Chair) Dean Charter (Acting Clerk), Tory Beyer, Amy Green, Carolyn Kilpatrick, Bill Alesbury, Nancy Kolb, Alissa Nicol (Associate)

Absent: Walter Foster, Steve Trimble

Others Present: Robert Hummel

Chairman Yacoub opened the meeting at 7:32 PM. The Chair read the notice regarding Virtual meetings and how the public could access and participate in the meeting. All votes will be by roll call.

Regular Business

1. **Citizens' Concerns** – None
2. **Review and Approval of Meeting Minutes** – The meeting minutes from the July 7, 2020 CPC meeting were reviewed. Green moved to approve, seconded by Alesbury. Green, "Aye", Charter, "Aye", Beyer, "Aye", Nicol, "Aye", Yacoub, "Aye", Alesbury, "Aye", Kilpatrick, "Aye" Minutes Approved Unanimously
3. **Administrative Updates and Reports** – Hummel noted that A Special Town Meeting had been scheduled for September 8, which would have been the next scheduled CPC meeting. After discussion the consensus was that our next meeting will be at 7:30 PM on October 13, 2020.

I. New /Special Business

4. **Vote on Open Space Acquisition Funding Request** – Charter again presented the proposal from the Board of Selectmen to purchase 6+/- acres of land off Piper Lane and incorporate it into the Great Hill Conservation Area. These parcels had been under discussion for acquisition for many years, and are subject to a proposed 40B Development. The Selectmen had been negotiating for some months to purchase the land, and there was great opposition to the proposed development. The Selectmen had voted unanimously to recommend purchase, as had the Open Space Committee. The purchase price is to be \$1,150,000, and is less than the appraised price. Charter noted that the amount appropriated should actually be increased by \$50,000 to cover transaction costs and the cost of securing a permanent conservation restriction on the property to be held by a

third party, as is required and as was done on the Wright Hill property. Charter moved that the amount to be approved be \$1,200,000, seconded by Green; Charter “Aye”, Green, “Aye”, Beyer, “Aye”, Yacoub, “Aye”, Alesbury, “Aye”, Kilpatrick, “Aye” \$1,200,000, Approved Unanimously

Alesbury noted that bonding 50% of the cost of the parcel would amount to only around \$45,000 per year for 20 years, and he felt this was a good investment and preserved a good amount of cash in the Open Space Set Aside. Charter noted that the final bonding would likely be grouped in with the long-term financing of the North Acton Fire Station, probably in the spring of 2021. Alesbury moved that CPC approved the total appropriation of up to \$1,200,000 for the land, 50% from the Set Aside, and 50% from bonding over 20 years. Second by Kolb, Charter “Aye”, Green, “Aye”, Beyer, “Aye”, Yacoub, “Aye”, Alesbury, “Aye”, Kilpatrick, “Aye” Approved Unanimously

Charter noted that there had been discussion about the fate of the house on the property. Yacoub noted that he felt the entire parcel was being bought for Open Space conservation. Kolb noted that it was important to focus affordable housing funds on the Main Street project and not invest a fairly large amount of money in rehabbing the building to only produce one or two units. Beyer noted that the AHC had previously stated that the building would not be subject to the Demolition Delay Bylaw. Consensus was that the expectation was that the building would be removed from the site (or demolished), and that the entire parcel would be Open Space, as required by the use of Open Space Set Aside funds.

Note, Nicol did not participate in the discussion or the vote, and only joined the meeting as a “panelist” at the end of discussion about this project.

5. **Adjourn** - Motion to adjourn at 8:28 PM by Beyer, second by Kilpatrick, Green, “Aye”, Charter, “Aye”, Beyer, “Aye”, Nicol, “Aye”, Yacoub, “Aye”, Alesbury, “Aye”, Foster, “Aye”, Kilpatrick, “Aye” Kolb “Aye” Approved unanimously , Next meeting to be held Tuesday, October 13 at 7:30 PM, Meeting to be virtual.

II. Documents and exhibits used during this meeting

Community Preservation Committee Agenda for August 11, 2020

Draft Community Preservation Committee Minutes for July 7, 2020

Email from Carolyn Dittes regarding use of Open Space Set Aside funds for purchase of Piper Lane parcel dated July 8, 2020

Email from Stephen Barrett to Robert Hummel regarding financing costs of Great Hill parcel dated July 23, 2020

Wright Hill debt schedule dated 8/16/2016