

TOWN OF ACTON COMMUNITY PRESERVATION COMMITTEE (CPC)

MEETING MINUTES

October 27, 2020

7:30 PM

MEETING HELD BY ZOOM TELECONFERENCE AND AVAILABLE TO THE PUBLIC

Present: Ray Yacouby (Chair), Carolyn Kilpatrick, Steve Trimble (Clerk), Amy Green, William Alesbury, Dean Charter, Victoria Beyer, Alissa Nicol (Associate) Walter Foster, Nancy Kolb

Absent: none

Others Present: Kristen Guichard, Janet Adachi, Kelley Cronin, Joe Will

Chairman Yacouby opened the meeting at 7:30 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.

Meeting discussion order flow referenced by number against published Agenda: 4, 6, 5 1, 2,3

I. Regular Business Start 7:30

1. Citizens' Concerns

- Yacouby requested any concerns? Kristen states none

2. Review Meeting Minutes

- Yacouby requested any concerns? Foster is seeking financial giveback information on the Skate Park and financial information on Nara completed building.
- Chairman Yacouby requested a motion to approve the October 13, 2020 CPC Minutes. Amy Green moved to approve the minutes as written, seconded by Alesbury. Committee Disposition:
 - "Ayes" Ray Yacouby, Carolyn Kilpatrick, Steve Trimble (Clerk), Nancy Kolb, Amy Green, Bill Alesbury, Dean Charter, Tory Beyer, Alissa Nicol
 - Abstain: Walter Foster
 - Motion approved unanimously.

3. Administrative Updates & Scheduling

- Friends of Gardner Field (FOGF)
 - Nicol: Noted Kara Lafferty Friends of Gardner Field. Lemon Brooke assembled several scenarios for the FOGF.
 - Trimble noted the group will attend the next Recreation Committee meeting (November 10, 7 PM) to review as they look for support on a final candidate for CPA funding.
- Exchange Hall
 - Beyer: Asked on behalf of a citizen where can we find Exchange Hall Information.
 - Kristen noted she was recently asked for same documents. Please have the citizen email planning and they can get her what they have on hand.
- Beyer noted there were some small preservation requests planned for collections preservation.
- Application Concerns
 - Kolb: we should update the application that they will present virtually.
 - Beyer: at end of application it states 15 paper copies. We do not need this.
 - Guichard will ask the Committee who wants paper copies when the time comes.
- Foster noted the BFRT overpass on Rt2 and how invaluable the open spaces have been during the epidemic. He thanks the Committee for their work.

- Nicol – follow-up question for Guichard on when the application would be online. Guichard responded they would update starting Wednesday. They would review the content and dates and review with Yacoub by Monday 11/02. The application will be available no later than the end of the day Monday, November 2nd.
- Guichard noted the new dates for December: 12/08, 12/22

II. **New/Special Business Started 7:48**

4. 7:30PM – Continued 2021 CPC Plan Public Hearing

- Topic: Piper Lane Road purchase in the summer and how it was handled in that year's CPC Plan. The Anderson property in 2013 was incorporated in 2014 CPC Plan per Kristen. Kristen brought up plan with suggestion to add as a note with annual debt service (3% for 15 or 20 years).
- Kolb asked if it could be in the annual table above. Kristen stated we could when we get the true amount.
- Beyer asked if cost it could be a range 45k-60k?
- Chairman Yacoub suggested wording "Decision was to bond for \$600,000 for either 15 or 20 years at a cost between \$45 – 60k depending on duration. Costs coming out of the Open Space funding. Last year Open Space reduced due to volume of requests and Open Space not assume \$400k going forward.
- Bill did not know \$1.2M cost for Piper was split 50/50 with \$600k Open Space and \$600k borrowed (bonded). Debt service between \$45 – \$60k not known at this time
- Dean stated Acton Conservation Trust has done some fund raising or ~\$60k. That would be directed back to the Open Space Fund.
- Housing Plan: Addressing questions raised in part due to outdated Plan that was posted prior to the 10/13 CPC Meeting.
 - i. Ray asked Nancy to take lead on Housing – she introduced guests Janet Adachi & Kelley Cronin
 - ii. Adachi, chairman of ACHC, addressed the language in the community housing section. It had been updated. Janet could not add to their agenda between our two meetings. Their next meeting is 11/16. She is happy to address the comment by Nicol and bring back to ACHC 11/16. The other points by Nicol did not sway Adachi to incorporate them.
 - iii. Cronin stated that their last meeting did not have the latest 2021 Plan; it sourced from the Housing Production Plan. Her board is meeting Thursday.
 - iv. Adachi spoke to progression of work over the summer and HPP language that has unreliable census data. Several towns use home ownership as a shorthand way to deal with it. The focus is not on low-income housing. Not sure if the aim is to reduce focus on new housing.
 - v. Yacoub does not want to revisit the Housing Plan. Asked Nicol for comment.
 - vi. Nicol agrees the draft she saw did not incorporate the production plan and was an outdated version. She clarified that her suggestion was to delete reference to single home as we do not focus on one type. If we keep the paragraph and update the 2nd and 3rd references to say single family home. The two highlighted areas in the production plan she did not were good examples of the plan. CPC funds do not go to 40b projects. She was not trying to move from new to rehab housing focus.
 - vii. Yacoub asked the general committee for further questions. He felt the document meets statutory requirements and what is happening in housing. More pertinent is specific to what are we approving this year. Requested Foster's opinion. Foster noted this historically is a community needs based document and we rely on groups to represent their needs and it does not result in CPC adoption of all components. We do support administration and have never been asked to support any 40b. Yacoub feels it hits the mark. Yacoub concluded by saying changes meet the need. Closes the public hearing.
 - viii. Guichard requested if there would be any AHA or ACHC any changes. Yacoub says no changes needed to bring back to this committee.

- Chairman Yacoub requested a motion to approve the 2021 CPC Plan.
- Kolb moved to adopt the Plan as written seconded by Foster.
 - Committee Disposition: "Ayes" Ray Yacoub, Carolyn Kilpatrick, Steve Trimble (Clerk), Nancy Kolb, Amy Green, Bill Alesbury, Dean Charter, Tory Beyer, Alissa Nicol, Foster, Walter Foster
 - Motion approved unanimously.
- Beyer wants dates to shift out by planning.

5. Discussion on timeline for application process for 2020-2021 Started 8:22

- Beyer would like to defer to 12/15 or Jan 1. No money available until after town meeting which Charter noted would be delayed perhaps late May or June. A submission deadline of 12/15 would allow the committee work to complete by early April.
- Foster agrees with 12/15.
- Green just requested not past the new year.
- Kilpatrick agrees.
- Chairman Yacoub requested a motion to approve the submission of applicants 12/16 deadline moving one month.
- Foster moved to set submission date deadline, seconded by Kilpatrick.
 - Committee Disposition: "Ayes" Ray Yacoub, Carolyn Kilpatrick, Steve Trimble (Clerk), Nancy Kolb, Amy Green, Bill Alesbury, Dean Charter, Tory Beyer, Alissa Nicol, Foster, Walter Foster
 - Motion approved unanimously.

6. Adjourn - Motion to adjourn at 8:45 PM with meeting concluding at 8:46

- Chairman Yacoub requested a motion to adjourn. Charter moved seconded by Foster.
 - Committee Disposition: "Ayes" Ray Yacoub, Carolyn Kilpatrick, Steve Trimble (Clerk), Nancy Kolb, Amy Green, Bill Alesbury, Dean Charter, Tory Beyer, Alissa Nicol, Foster, Walter Foster
 - Motion approved unanimously.

Next Scheduled Meetings:

- 11/10/2020 eliminate this one
- 11/24/2020 may delete
- 12/20/2020 (Sunday and needs adjustment)
- 12/27/2020 (Sunday and needs adjustment)

Additional materials can be found here: <http://doc.acton-ma.gov/dsweb/View/Collection-11729>

For more information about Community Preservation Committee contact
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