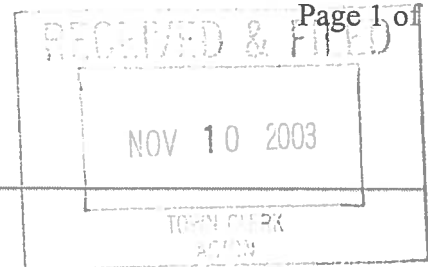


Eva Bowen

From: Susan Mitchell-Hardt
Sent: Friday, November 07, 2003 4:59 PM
To: Clerk Department; Community Preservation Committee; Roland Bartl
Subject: Minutes for CPC Meeting of Oct. 16, 2003, 7:30 pm-9:30 pm, Library Meeting Room



Minutes for CPC Meeting of Oct. 16, 2003, 7:30 pm-9:30 pm, Library Meeting Room

Attending: Walter Foster, Mimi Herington, Catherine Coleman, Alison Gallagher, Susan Mitchell-Hardt, Andy Magee, Carol Todzia

Absent: Peter Grover, Joe Nagle, Chris Schaffner, Roland Bartl

Guests: Jeff Hoyland, Bedford CPC member; John Ryder, FinCom

1. Meeting with Representative from Bedford CPC

Questions and Answers with Jeff Hoyland, Bedford CPC member.

The questions were taken from those raised at the 9/18/03 CPC Hearing on the Draft CPP.

1) Re: the skateboard park, what qualifies as a structure?

- Jeff described the Bedford skateboard park. It's contained by a chain link fence - no walls. There is not a structure - no roofs, etc. They deliberately chose to avoid the roof/structure issue. The standard equipment is inside. The ramps are removable - there are no solid concrete ramps. There is a half pipe and little jumps, but no big bowl. The park is built on a tennis court which is on school property. It cost about \$100,000; it is well used, mostly in the evening - it's unlit other than by parking lot lights. About half the users are from Bedford and the rest are from out of town.

Because the Rec. Dept. didn't know what the right size would be for the skateboard park, they tested it out on two dilapidated tennis courts. The park was built by the DPW and the CPA fully funded the project.

- The Bedford CPC did so because a proven track record was demonstrated as the skateboard park was pre-tested on the tennis courts.

- The Rec. Dept. showed that the park served an underserved population - those who don't participate in team sports.

- (There has been no graffiti - the kids police themselves).

2) Do any construction bids need to be filed under the Public Bidding Laws when a CPC sponsored project is involved?

The committee agreed that Chris Saccardi answered well the questions re: construction bids. The committee also recognized that sometimes it will be necessary take answers from town staff and town Counsel.

3) What happens if projects go over budget?

Jeff replied that the applicant has to ask the CPC for more money, etc. Jeff stated that the Bedford

selectmen make sure that applicant doesn't get paid until the project is done. The Town Manager handles the payment.

Andy recommended getting that concept into the CPC plan - that the applicant will need a bridge loan.

Jeff stated that if there is money left over, that Town Meeting is asked to unvote the money. Typically it would be left in the same "bucket."

Jeff indicated that funds allotted for Recreation are strictly a bonus, and that the town of Bedford is comfortable with that. Recreation was not intended to be on par with open space, etc. Recreation is often funded based on their serving an underrepresented community. Recreation has to sell their project before they are allocated CP funds. The Acton CPC has taken a more inclusive approach to Recreation.

4) Would the CPC consider two stage projects i.e. seed funding to explore feasibility followed by full funding to build?

- Jeff stated that the Bedford CPC funds up to 50% of the feasibility study - unless it's town owned property.

5) A representative of the Water District asked if CPA funds could be used to purchase land outside of Acton. Yes.

Jeff stated that his CPC assisted in the purchase of a watershed property (within Bedford).

6) Are historical artifacts, their restoration and display eligible for funding? The statute talks about documents, but what about other objects like civil war swords and armaments?

Jeff stated that the Bedford CPC has not dealt with this issue. They try to steer away from such issues - to start off with obvious, narrowly defined projects where they get good value - it raises their credibility.

Additional Question Re: Historic Preservation

- Walter asked if Bedford has ever gotten a proposal for a building on the Historic Register which is privately owned.

- Jeff stated that if such a building is open for public viewing - tours, etc. they would fund it. If restoring such an historic building serves the public interest they would fund it.

7) Is there a mechanism to deal with emergency type projects, sale of land or something along those lines?

Jeff stated that the Bedford CPC has set aside \$1 million to buy one of the 8 properties in town that have been designated for town purchase.

Regarding emergencies, Jeff recommends networking with others who have money. In their case they tapped into a Rt. 3 pot of money and in another case, SVT fronted them money for a land purchase.

8. What about granting money that becomes a revolving fund?

Jeff stated that his CPC is ok with granting money that becomes a revolving fund. They view it as a loan - which can be paid back.