



TOWN OF ACTON

COMMUNITY PRESERVATION COMMITTEE (CPC) MEETING MINUTES

December 13, 2022 - 7:00 PM

Virtual

Present: Bill Alesbury - Chair (BA), Steve Trimble - Vice Chair (ST), Dean Charter - Select Board Liaison (DC), Nancy Kolb (NK), Alissa Nicol - Clerk (AN), Victoria Beyer (VB), Lori Cooney - Associate (LC), Walter Foster (WB) joined after minutes approved, James Colman (JC) joined at 7:30

Absent: none

Others Present: Kristen Guichard - Town Planning Director (KG), Joe Will, Maura Camosse (MC), Kelly Cronin (KC), Sahana Purohit, Janet Adachi (JA)

BA called the meeting to order at 7:00 PM and read the notice regarding virtual meetings, and attendance was taken via roll call vote.

I. Regular Business

1. Residents' concerns - none

2. Review and approve minutes from previous meetings

NK moved and ST seconded a motion to approve the minutes of 11/22/22. Minutes were approved unanimously by a vote of 6-0.

II. New/Special Business

3. Application Presentations

a. Acton Housing Authority - 362-364 Main Street (McManus Manor) - KC noted that CPC provided seed money for this project, paid for architects and consultant, 1,400 seniors on waiting list, top local applicant applied in 2014,

only 5 of 91 AHA units in town are fully accessible (see CPC Presentation - AHA) funding commitments ~\$24,600,000, this year's application is to enable reach of passive standard for building, \$285,400 solar panels plus 2 EV chargers; MC noted public/private partnership, tax credit allocation given to AHA for project; DC asked if funding not allocated, what is plan, MC explained there would be no solar panels; ST asked if project was more appropriate for next year given stage for solar panel installation, MC explained that they are designed first although constructed last; ST asked about need for chargers, KC noted Town discussing making installation a requirement for multi-family buildings; WF noted the leverage for this project is enormous, project is forward-looking, EV infrastructure is a need for direction market is heading; AN asked whether operational costs would be higher without solar, KC answered yes, solar cost increases project cost but lowers operational cost, MC added that lower oper costs allow for greater services to residents; BA asked whether \$11.4 million in tax credit are actual, MC noted yes, federal tax credits, BA asked if they are available for solar, KC will ask to confirm

- b. Acton Community Housing Corporation - ACHC Program Fund - JA noted ACHC has 2 sources of funding available, non-CPA gift fund balance is ~\$50,600 and CPA fund balance is ~\$225,000, earlier today conditionally committed additional \$100K to Tavernier Place project; committee members had no questions
- c. Town of Acton Planning Division - Regional Housing Services Program - KG noted a one year ask, since 2012 CPA has funded this service (monitoring units, SHI reports, certification reports, self-declaration reports, educational workshops) to preserve community housing (see presentation); VB asked if Acton has reached state mandated 10% SHI, KG noted Powdermill Place building permits were not pulled within a year of approval so while 10% was met, percentage has fallen below 10%; AN asked which member towns fund RHO with general funds, BA noted that according to Community Preservation Coalition website, some fund fully with CPA funds, others with general funds, others with a combination, and 2 have no source listed; BA also noted value added, perhaps an order of magnitude lower due to regionalization of services vs in-house or contracted by town alone

III. Administrative Matters and Updates

4. Next Meeting Dates

- 1/10 - Recreation projects
- 1/24 - Town Historic Preservation projects
- 2/14 - Open Space, Chapel, and Admin projects
- 2/28 - begin deliberations

BA announced that Kim Clark had extended an invitation for committee members to tour Woodlawn Cemetery Chapel, almost all committee members are interested, so BA will set up a date/time

BA also asked for estimate of funding availability, KG will send out a spreadsheet, but rough estimate is \$1,619,395 available with \$2,153,888 requested by applicants (including debt service on Wright Terrace and Piper Lane land purchases)

NK moved to adjourn the meeting, and VB seconded. The motion passed unanimously, and the meeting was adjourned at 7:59 PM.

Documents used at the meeting:

CPC Meeting Minutes - 112222.docx

2023 Community Preservation Committee Applications

CPC Presentation - AHA

CPC Presentation - RHO

Documents can be found here: <http://doc.acton-ma.gov/dsweb/View/Collection-16173>

**For more information about Community Preservation Committee contact
cpc@actonma.gov or 978-929-6631**