

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

October 4, 2016

7:00 P.M.

Town House Public Hearing Room, 22 Monument Square

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held a public meeting in the Public Hearing Room at the Town House, 22 Monument Square starting at 7:00 P.M. Committee members Bouzha Cookman, Linda Escobedo, Greg Higgins, Dee Ortner, Geoffrey Taylor and Peter Ward were present.

Ms. Ortner called the meeting to order at 7:04 P.M. Select Board Liaison Tom McKean and Finance Committee Representative Tom Tarpey were also present for the meeting. Committee Members introduced themselves before beginning the discussion.

Review of New Applications

Ms. Kritzer had passed out the new application packets to Members before the meeting along with a list of the submitted projects. Members noted that 15 applications had been received for a total of 2,815,666 in CPA funds requested. The Committee is anticipated to have approximately \$1,306,895 in CPA funds available for allocation at the 2017 Annual Town Meeting, or \$1,463,478 including existing reserve funds.

Ms. Ortner noted that the Committee had \$1.3 million more in requested funding than was available this year. She also noted that the Committee was required to allocate at least 10%, or \$113,643, to Open Space, Community Housing and Historic Preservation projects. There were no requirements for funding Recreation projects.

Assign Liaison Members

Members reviewed the list of projects and assigned Liaison Members as follows:

- 1) Re-Planting Trees at the Playscape and Accessible Path, Concord Children's Center – Greg Higgins, Dee Ortner
- 2) Chamberlin Park Bridge Replacement, Town of Concord Division of Natural Resources – Peter Ward, Greg Higgins
- 3) Mill Brook Way Invasives Species Management Project, Town of Concord Division of Natural Resources - Bouzha Cookman
- 4) Concord Integrated PreSchool Playground Initiative, CIPS Parent Group/ Concord Children's Center - Dee Ortner, Greg Higgins
- 5) Window Restoration, Umbrella Community Arts Center - Geoffrey Taylor, Bouzha Cookman
- 6) Pine Street Renovation and Historic Preservation West Concord Union Church – Geoffrey Taylor, John Cratsley
- 7) Systems Replacement Project, Concord Museum - Peter Ward
- 8) Junction Village Affordable Assisted Living Project, Town of Concord - Linda Escobedo, John Cratsley
- 9) Harrington Park Master Plan, Town of Concord - Geoffrey Taylor, Barbara Pike
- 10) Land Acquisition, Town of Concord - Bouzha Cookman, Dee Ortner
- 11) Rideout Improvement Project, Town of Concord, Recreation Department - Peter Ward
- 12) Sleepy Hollow Cemetery Improvements, Town of Concord Public Works - Linda Escobedo, Dee Ortner

13) Timothy Wheeler House Historic Structure Report, Concord Home for the Aged - Linda Escobedo, John Cratsley

14) Climate Control Project, Louisa May Alcott's Orchard House, Inc. - Geoffrey Taylor, Greg Higgins

Meeting Schedule

Members noted that the Site Visits would be conducted on Oct. 15 and reviewed which projects to see at this time. Additional meetings were currently scheduled for Oct 18 and Oct. 24. Members agreed to schedule two additional review meetings on Tuesday, November 1 at 8:00 AM and on Monday, November 7 at 7:00 PM. Ms. Kritzer was asked to work with Applicants after the meeting and schedule all of the reviews within these four meetings.

Letters of Support

Members agreed that there were no required letters of support at this time.

Press Release

Ms. Kritzer stated that she would prepare a Press Release and send it out for review following the meeting.

Additional Fall and Winter Meeting Schedule

Members agreed to schedule additional meetings through the end of the year at this time. Three additional meetings were scheduled for Wednesday, November 30; Monday, December 5; and Monday, December 12. All of the meetings would begin at 7:00 and Ms. Kritzer was asked to confirm the meeting locations.

Status Report on Existing Projects

Ms. Kritzer stated that she had received an update from the Emerson Umbrella project and a number of the windows had already been restored. She also reported on the ongoing work to complete the plans and pre-construction requirements for the Bruce Freeman Rail Trail project.

Report from the Treasurer

Mr. Taylor reported that there had been very few requests for reimbursement since the last meeting. The only unusual request had been for the purchase of easements for the Bruce Freeman Rail Trail project.

Approval of July Minutes

Members had received the draft minutes for review prior to the meeting. Mr. Taylor moved to approve the minutes as revised. Ms. Cookman seconded the motion and ALL VOTED IN FAVOR.

Other Business

Ms. Ortner asked Finance Committee Representative Tom Tarpey for an update on the status of their review of the Junction Village project. Mr. Tarpey replied that the Finance Committee had had one presentation from the Community Housing Development Corporation (CHDC) and the Grantham Group on the project. The Finance Committee had decided that given the magnitude of the request, a subcommittee should be formed. The Subcommittee met for five weeks on the project and was drafting a letter to the Select Board asking for more information on the financial structure of the project and property. They hoped to hear back from the CHDC within the next two weeks. Ms. Ortner noted that the discussion would be rebroadcast on CCTV. Mr. Tarpey believed that the letter would also be available for review on the Town's website.

Ms. Ortner asked Mr. McKean about the upcoming Special Town Meeting. Mr. McKean explained that one of the items proposed for the Special Town Meeting was to allow developers to provide payments in lieu of affordable housing units. He was not sure how his provision would be applied yet. He also believed that there could be additional warrant articles on the Junction Village project and land acquisitions. Ms. Ortner asked if the Select Board had taken a position on the Junction Village project. Mr. McKean stated that they had not taken a formal position because they were waiting to hear more from the Finance Committee. However, he thought that there was general support for the project at this time. Ms. Ortner asked about the Finance Committee's schedule for replying to the Select Board. Mr. Tarpey stated that they had not specified a time in which the CHDC must respond to their requests for further information but expected that they would schedule a discussion in the future. Mr. Tarpey emphasized that there was nearly unanimous agreement in the benefit of the project to the Town, noting that it would meet the Town's Subsidized Housing Inventory requirements through 2030. He stated that he would like to see the project move forward, and that CPA funding was a necessary part of that goal.

Ms. Cookman asked if the Select Board would be reviewing this year's Town projects and submitting a letter with their priorities. Ms. Escobedo believed that the Select Board had already reviewed and ranked the projects. Ms. Kritzer was asked to confirm this.

Ms. Ortner noted that the Concord Museum was holding an open house at the Wright tavern on Saturday, October 15. She read through the handout and encouraged Members to attend if possible.

Ms. Cookman asked that a surcharge discussion be added to the agenda in October.

Ms. Cookman moved to adjourn the meeting. Mr. Taylor seconded the motion and ALL VOTED IN FAVOR. The meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Lara Kritzer
Senior Planner

Minutes Approved on: October 24, 2016

Bouzha Cookman, Secretary