

MINUTES

TOWN OF ACTON COMMUNITY PRESERVATION COMMITTEE (CPC)

January 24, 2019

ACTON TOWN HALL, 472 MAIN STREET, ACTON

Members Present: Ray Yacouby (Chair), Dean Charter (Clerk), Walter Foster, Caroline Kilpatrick, Steve Trimble, Bill Alesbury, Tori Beyer, Amy Greene, Peter Berry

Others Present: Kristen Guichard (Senior Planner), John Mangiaratti (Town Manager) Roland Bourdon (Finance Committee), Joe Will (Recreation Commission), Susan Mitchell-Hardt (Acton Conservation Trust) Michaela Moran (Iron Work Farm), Anne Forbes (Iron Work Farm), Lou York (53 River St. Committee) several members of the 53 River Street committee

Yacouby opened the meeting at 7:30 PM

- I. Citizens' Concerns: None
- II. Review Meeting Minutes for January 17, 2019: Motion to accept minutes by Mr. Foster, seconded by Mr. Trimble, approved unanimously

III. Project Hearings and Review

7:40 Asa Parlin House. Mr. Mangiaratti presented a power point justifying request for \$175,000 for selective demolition, stabilization, and preservation the Asa Parlin House, 17 Woodbury Lane. The building has been owned by the Town for over twenty years, there has been essentially no maintenance, and a great deal of deterioration. Several studies had been performed in the past with CPA funds, and those were noted on the PPT. 1/3 of costs would come from Town resources (mostly site work). There would be a plan to determine the final use of the building. There would be selective demolition of some of the single story non-historic portions of the building. Ms. Beyer noted that the building added to the streetscape of Woodbury Lane. Mr. Foster requested updated listing and copies of the original reports. Mr. Foster requested sign off from Historic District Commission and Historical Commission prior to any demolition. Mr. Foster requested historic preservation easement on building prior to release of funds. It was asked what would happen if funds were not approved this year? Mr. Foster asked what had been done with any funds left over from earlier studies. Charter noted that any unused funds would have been recaptured. Mr. Yacouby said that we need clearly defined scope and time line prior to Town Meeting. Supplemental info to be submitted within two weeks.

8:00 Iron Work Farm window restoration project: Mr. Charter introduced the project, and noted that CPA had funded similar window restoration projects on Town buildings, and that Heartwood, the restorer that had submitted a quote, was the same contractor who successfully undertook several of the Town projects. Anne Forbes presented project,

request for \$125,000 for the restoration of 72 windows located at Jones Tavern and the Faulkner Homestead. Iron work Farm is non-profit that owns Jones Tavern and Faulkner Homestead. The applicant is investigating a possible Mass Historic grant but would only get approval, maybe, for one building. Mr. Alesbury questioned high per window costs. No preservation restriction presently held by Town for Faulkner House. Mr. Berry asked if they had a master plan or priorities list to see what might be coming in the future for CPA funding.

8:20 53 River Street Historic Park: Mr. Berry chairs committee and provided introduction. Lou York made formal presentation. Revised application from original. Need studies for dam breach and historic archeological study. Dam is unsafe at present. 39 acre feet of water in impoundment when full, concern about what happens if dam is removed regarding possible flooding to downstream residences. Eventual use of property is uncertain, but likely a combination of historic and recreation; need study to determine parameters. Total funding request is for \$75,000. Mr. Berry noted that property was purchased by general funds, BOS would ask for vote at TM to make sure any possible uses would be CPA compliant. Trimble asked what would be total cost, especially if CPA was asked to fund original purchase price of \$900,000. Hope is that actual removal cost would be funded by state. Foster opined that Counsel feels the project should be considered a recreation project.

- IV. Administrative Updates: Mr. Foster informed committee that new CPA bill at state level would guarantee 45% match and requested BOS letter of support. Ms. Beyer requested a vote in favor of the HC request to convert Cultural Resource list to MACRIS. A letter of support would be helpful for possible grant funding. Mr. Foster asked that item can be put on as agenda item for next meeting. Spreadsheet to go out to members so we can start to fill it in prior to next meeting.

V. Upcoming Hearings

01/31 Acton Town Hall room 204
 Project deliberations

Mr. Alesbury moved to adjourn, seconded by Mr. Foster to adjourn at 9:25, approved unanimously.

Next meeting, Thursday, January 31, 2019, 7:30 PM, Acton Town Hall.