

Meeting Minutes  
Town of Acton Community Preservation Committee  
January 25, 2007  
Acton Public Library



Attending: Jon Benson, Peter Berry, Tory Beyer, Catherine Coleman, Walter Foster, Matt Lundberg, Andy Magee, Susan Mitchell-Hardt, Ken Sghia-Hughes, Ed Starzec, Nancy Tavernier

Chair Catherine Coleman opened the meeting at 7:35 PM.

**1. Approval of Minutes from 1/11/07**

The minutes of the 1/11/07 meeting were approved as drafted.

**2. Brainstorming Session**

Prior to the project-by-project review, committee members offered general comments on the applications. Nancy Tavernier noted the importance of balance between different types of projects, noting that funding for affordable housing and historic preservation projects is lagging behind open space and recreation. Ms. Tavernier also noted that the committee should check to see if any of the unexpended funds returning to the general account should be set aside as part of a 10% requirement.

AHA Capital Fund

- Rehab/reuse in light of Town Counsel interpretation
- Kelley's follow up

AHA Support Services

- Needed
- Pilot program
- Future other funding

ACHC Community Housing Fund

- Condo buy-down plus other opportunities
- Needed
- No more down payment assistance

ABRHS Athletic Field Lighting

- Mechanics of lighting?
- Direction, multiple fields?
- Voluntary bylaw compliance
- Recreation donor fatigue
- Netting eligible?
- School Committee vote/support?
- IMA needs finalizing
- Application addressed all points

- Uses existing infrastructure (smart growth)
- 25-year warranty

#### Bruce Freeman Rail Trail

- Committed to course
- Anchors
- Hopefully fully funded

#### EAV Green

- Need historic commission recommendation?
- Tie-in with Heritage Landscape program

#### Archaeological Survey

- Historic Commission recommendation received
- Educational value
- Potential for future land purchase priorities
- Needed/overlooked resources
- Potential for extra protections

#### Historic Markers

- Need letter from Historic Commission
- Add funding to complete survey form
- Secretary of the Interior standards required; need extra money?

#### Groener Land

- Good investment
- Finally a classic open space project
- Put application on the website

#### Open Space Set Aside

- No comments

#### 53 River Street

- Wetlands already protected
- Riverfront park/walk
- Need to see property
- Dam management/removal a plus
- Habitat restoration
- Potential 21E/remediation issues
- Buy land from new owner after development?
- Other funding available—Federal for dam, State for brownfields
- Consistency with Village Plan
- Not vetted enough
- Set aside special fund
- Too many unknowns—other buyers, neighboring development, still in negotiations

### 3. Old Business

- **Bonding.** Peter Berry noted that the CPA statute talks about general obligation bonds, not revenue bonds. If the town was to pull out of the CPC, it would still have to assess the property tax surcharge until the bonds were paid off. There followed some speculation on the town's liability in the event that payments were not made.
- **Historic Preservation Set Aside.** Ken Sghia-Hughes noted that this year's funding will likely not hit the 10% requirement for historic preservation and that we should create a set aside for the required amount and carry it as its own line item.

The meeting adjourned at 9:45 PM. Next meeting February 8<sup>th</sup>.