

**Meeting Minutes**  
Town of Acton Community Preservation Committee  
June 14, 2007  
Acton Memorial Library



Attending: Jon Benson, Peter Berry, Tory Beyer, Andy Magee, Ken Sghia-Hughes, Nancy Tavernier, Susan Mitchell-Hardt, Roland Bartl

Observers: Steve Noone, Anne Forbes

Vice Chair Ken Sghia-Hughes opened the meeting at 7:40 PM. Nancy agreed to take minutes in Ed's absence.

I. Minutes of 5/24/07 were approved as amended.

II. Review MAPC and other Legislation

Committee members reviewed and discussed several pieces of legislation relating to the Community Preservation Act. These bills were heard at a public hearing on June 7 with Kristin Alexander giving testimony on behalf of the Board of Selectmen for the bill S. 137. This bill was discussed when MAPC director Marc Draisen came to the Board of Selectmen. The bill is a compromise developed through negotiations between MAPC and the Mayor's group representing cities who wish to tap into CPA funds. A mechanism has been proposed that would require communities to seek local approval for a 1% surcharge through the ballot and then other local revenues could be added to the community's share to be matched by the State for up to 3%. Other local revenues could be hotel taxes, linkage payments or even something like Acton's NESWC fund. The state will match up to 75% due to the increased number of communities that would be matched. Draisen said by 2009, the CPA fund could be at 50% of the current level. Committee members expressed some skepticism about the changes proposed in the bills and affirmed their wish to have Stuart Saginor from the CPA Coalition come visit the CPC to explain these bills. Roland will try to book him for either July 19 or July 12. If Saginor cannot come on July 19, we will keep the July 12 meeting as scheduled.

III. Review CP Plan for 2008

Roland handed out copies of the 2007 Plan redlined with changes from Nancy and Roland. Roland had sent out the plan after the last meeting but will re-send it again for member to input any changes. Roland will incorporate the changes into one document for the next meeting. Nancy had submitted changes to the Housing section and other areas, Susan suggested changes to the Open Space section. All members need to email changes to Roland.

#### IV. Future meeting ideas.

Peter suggested we might want to meet with the Council on Aging to discuss possible recreation project ideas. After discussing the options for eligible funding, it was apparent that nothing at the Senior Center would be eligible for CPA funding. The Town does not own the Center or the land; it is rented from Audubon Condo Assoc.

#### V. CPC Appointments by Selectmen

The committee reviewed the membership status. Ed Starzek has been reappointed by the Planning Board. To date no one has been appointed to fill the Recreation Commission slot held by Matt Lundberg whose term is up. Since there are now two openings for At Large members, Nancy reconsidered and offered to move up to a full At Large member slot. The committee voted to recommend Nancy for a full member At Large position. There is one applicant for an Associate member slot and another is being interviewed by VCC. Peter Berry as the BOS liaison will decide if VCC or he will interview the candidates. Ken agreed to write a letter to the editor of the Beacon announcing two openings for Associate members in an effort to give interested people an opportunity to apply and be considered.

#### VI. New Business

Nancy updated the committee on ACHC's condo buydown program. The outreach is underway, there will be an info session on June 19 and the lottery will be held on July 31. To date there is not a lot of interest in garden style condos. Members of ACHC will be looking at townhouse units in the next few weeks to compare the space and quality of the units. If ACHC acquired a town house unit, the buydown could be as high as \$140,000. This would still allow us to buydown two units this year, a garden style and a townhouse. There is a strong possibility of using private gift funds. Members were concerned about the high payment but agreed that ACHC should do what will work best for the viability of the program.

#### VII. Meeting schedule

July 12 (or July 19)	Draft 2008 Plan will be ready for a vote
August 23	Public Hearing for the Plan
September 13	Plan will be final and released to public
Nov. 5, 2007	Application deadline (one week earlier than usual)

Meeting adjourned at 9:10PM

Nancy Tavernier, Clerk pro tem