



**Minutes for CPC Meeting of 6/8/06, 7:30 pm–9:40 pm, Faulkner Room, Town Hall**

*Attending:* Matt Lundberg, Jon Benson, Tory Beyer, Catherine Coleman, Susan Mitchell-Hardt, Ken Sghia-Hughes, Andy Magee, Ed Starzec, Nancy Tavernier, Kristin Alexander

*Audience:* 10 members of the public were in attendance

Matt opened the meeting at 7:30 pm.

The Committee approved the minutes of the 5/11/06 meeting, as amended, unanimously.

**PUBLIC HEARING REGARDING 2007 PLAN NEEDS STATEMENTS AND UPDATES**

Matt opened the hearing at 7:40. The four major areas of the focus for the CPA were taken in turn.

Recreation

Tom Tidman, Director of Natural Resources, presented an update and needs assessment to the Committee regarding recreation. The following points were made in the presentation:

The TJ O'Grady Skatepark will be opening on 6/24/06. Thanks for the support!

The recreation goals in the plan should remain unchanged.

Would like to see something more specific on creation of playgrounds in the plan.

Future work anticipated includes:

- Updating the Open Space and Recreation Plan (for 2007)
- Inventorying of facilities (this year)
- Establishing a Friends of Recreation group
- Developing of Morrison Farm—community farm and community garden
- Acquiring land abutting NARA
- Creating a river walk through Acton along the Assabet River
- Connecting conservation land to that in Stowe (Land Stewardship Committee)
- Developing the School Street fields

Historic Preservation

Brian Bendig, Chair of the Historic District Commission (HDC), presented an update and needs assessment to the Committee regarding historic preservation. The following points were made in the presentation:

The historic site signage project should be completed by 7/1/06.

The current goals in the plan are good and equally important.

The historic needs of the community fall into three major categories:

- Individual Properties
  - Morrison Farm buildings
  - Restore the bridge over the river to the new Rail Trail
  - Town Hall
  - 17 Woodbury Lane (behind Town Hall)
  - Hearse House (Woodlawn Cemetery)
  - Chapel (Mount Hope Cemetery)

- Towne Building
  - Town common bounds
- Policy and Procedures
  - Solicitations, sponsorship of preservation restrictions
  - Loans for preservation
- Inventory, Resources, and Archives
  - Scenic roads
  - Documenting historic railroads, etc. along roadways
  - Dams
  - Survey (continuous effort)

Andy commented that the Committee should use this organization of needs in the historic section of the plan, and that we should be willing to fund private property projects that meet the criteria for historic projects.

#### Community Housing

Nancy Tavernier, Chair of the Acton Community Housing Corporation (ACHC), presented an update and needs assessment to the Committee regarding housing. The following points were made in the presentation:

#### Updates:

The Acton Housing Authority (AHA) is in the process of buying one condominium unit at Wampus, and is looking to purchase one unit at the Willow/Central project. The AHA will be hiring a consultant this summer to help in the creation of new housing units, and will be assessing the potential for new housing at the McCarthy Village site.

The ACHC is continuing to work on the Willow/Central development project, and is working on a condominium buy-down plan and fund, to buy down condo prices, pay sewer betterments, and train buyers. The ACHC has also established its administrative fund

Habitat for Humanity has acquired a lot from the Town and is beginning its development.

The official affordable housing count in Acton went from 2% to 6% due to the new rental units in the Woodlands. All rentals can be counted toward affordable housing.

Moving ahead, we are focused on maintaining existing affordable units, creating a downpayment assistance fund, helping to keep the elderly in their homes, and providing assistance for the handicapped.

Major goals for the plan (as taken from the “To Live in Acton” report) are:

1. Affordable rental units for low-income *families*. The AHA is trying to expand this area with the help of a consultant.
2. Affordable rental units for low- and middle-income seniors and handicapped. The AHA provides support services for elderly and handicapped to live independently.
3. Affordable homeownership opportunities for moderate-income families.

4. Affordable homeownership opportunities in a range of types and sizes for moderate-income seniors.
5. Affordable homeownership opportunities for middle-income families (below market rate).

Future Plans:

AHA will be looking for resources to develop more housing units, to purchase more units, and to provide support services and staff.

ACHC will be establishing a grant program for downpayment assistance, and a buydown program for condos, and will be partnering with historic interests.

Habitat for Humanity will be establishing a permanent presence in Acton, building low-profile homes compatible with the neighborhoods in which they are built.

Open Space

Andy Magee presented an update and needs assessment to the Committee regarding open space. The following points were made in the presentation:

Major goals for open space in Acton are

- Purchasing open space—buying small parcels (in-fill, in-between parcels)
- Protection of farms
- Re-writing the Open Space and Recreation Plan, to include a professional element to the plan, linking the plan to the Master Plan and Zoning, and providing a “how-to”.

We need to do an area-wide needs assessment (with respect to neighbors). How much is protected; how much needs protecting. Recommend not using CPA money for “capital” items, such as parking lots, etc. Should be reserved for actual open space.

Kimberly Connors Hughes, member of the Historical Commission, gave an update on the Stone Chamber work. Jim Snyder-Grant, member of the Land Stewardship Committee, thanked the Committee for supporting the Acton Stone Chamber project.

The Hearing ended at 9:30.

OTHER BUSINESS

Tory, Andy, Catherine, Nancy, and Matt will edit their respective draft plan sections and will send them out to all Committee members. All comments should be sent back to the author of the appropriate section. Our next meeting will be held on 6/22/06, to finalize the first draft of the plan.

The meeting was adjourned at 9:40pm.

Respectfully Submitted,

Ken Sghia-Hughes, Clerk  
Community Preservation Committee