



## **Community Preservation Committee Minutes (Final)**

**Tuesday Oct. 22, 2024 at 7:30 PM**

**Acton Town Hall & Virtual**

**Present:** Peter Berry, Tory Beyer, Dean Charter, Jim Colman (chair), Lori Cooney (clerk), Michelle Ellicks, Jaclyn Saltzman, Steve Trimble (vice chair)

**Absent:** Jon Cappetta, Walter Foster

**Others Present:** Kaila Sauer, Planning; Joe Will, Resident; Karen O'Neill, Open Space;

### **Regular Business**

Jim Colman called the meeting to order at 7:30 pm and explained the late addition of land acquisition which was not finalized until Monday night. Jaclyn Saltzman will vote as full member in place of Walter Foster.

Residents' Concerns – Joe Will updated the gravestone cleaning job which is has been done. The three gates have also been improved.

Review and Approval of Meeting Minutes -9/24 Minutes: Lori motioned to approve, seconded by Michelle. Minutes passed unanimously on clerk roll call.

Administrative Updates & Reports. Steve Trimble said Tom Begin will be at our next meeting for Rec project review. Kalia has final surcharge amount: \$224K. We should know state match by the next meeting, and it looks like it will be higher than last year. The town hired an assisted planner.

### **New/Administrative Business**

Discussion with the Infant Toddler Children's Center (149 Central Street) on future funding request. Barbara Carlson, Exec Dir of the non-profit explained history of school that serves about 100 children 3 months to 5 years old. The property includes a farmhouse that was built in 1800s by Arron Falkner and his dad James. Hapgood family lived there. School has spent 15 months coming up with plan. Farmhouse has structural problem since 2021 and not usable. They want CPC funds for the exterior including windows, chimney, painting and porch.

Discussion with Mike Carpenter of RH Adhesives (308 Old High Street) on future funding request. The building is historic. The company celebrates 75 years this year. They need infrastructure improvements to create more efficient space and expand production line. They need to install sprinkler system to protect old wood frame building. The committee recommended Mike stick to exterior and a fire suppression system.

Review recapture memo and vote to recapture unused project funds. Heath Hen Meadow Boardwalk \$610.31 and Wright Hill Debt Service \$1,200 plus \$7,800 for a total of \$9,610.31. Lori made a motion to accept, Steve seconded. The motion passed unanimously.

Consider application for land acquisition funding request for 19 & 35 Wetherbee Street. The purchase is 31 acres of land. On Monday, 10/21 Select Board recommended purchase of the property and then called a special town meeting on Monday, Nov. 25. Appraised at \$4 million for development. Owners of the land don't want it developed. \$3,650,000 is the selling price. No recreation will be on this land and no septic field because the state gave \$500K, with contingent on it all being open space. The state also required a special town meeting vote in this calendar year. The Select Board is looking for CPC vote to recommend this purchase. Possible funding sources are \$1.3 million from the CPC set aside fund and bond \$1.8 million with debt services. The property sale will likely close in June after May Town Meeting. Lori made a motion to recommend the purchase in the amount requested (\$3,180,000) at 19 & 35 Wetherbee as detailed in the application. Michelle seconded. It got unanimous approval.

**Next Meeting Date:**

November 19 – Application Review, Liaison Assignments, Recreation Project Updates

November 25- Special Town Meeting

**Adjourn** – Lori Cooney motioned to adjourn with Steve seconding at 9:10 PM. The meeting adjourned by unanimous roll call consent.

Additional materials can be found here: <https://doc.acton-ma.gov/dsweb/View/Collection-17723> For more information about community Preservation Committee contact cpc@actonma.gov or 978-929-6631.