

Town of Maynard
COMMUNITY PRESERVATION COMMITTEE
MEETING

Wednesday, October 10, 2007 -- Room 101, Town Hall

Members Present: Peg Brown, Chair, Mike Chambers; Brendon Chetwynd, Lou Ann Cutaia; Ariel Hoover

Members Absent: Dave Hull, Jane Audrey-Neuhauser, Doug Moore. Note: Board of Selectmen has yet to appoint a member to replace the vacancy.

Guests: Gina Cummings (Rockland Ave fields), Carolyn Britt (Town Planner), Ken Neuhauser (Conservation), Suzanne Selig (Coolidge Park). Dr. Mark Masterson, Mary Brannelly, Ann Pratt (Schools), Sally Bubier (BOS), David Mariani, Joseph Loynd (Crow Park Irrigation).

Chairperson, Peg Brown called the meeting to order at 7:05 pm.

Minutes from September 26 meeting were reviewed and one typo corrected. Motioned made and seconded to accept the minutes from September 26, 2007 as amended. All voted in favor.

Discussion of policy: preliminary/final applications.

The discussion of the Preliminary/Final application approval process continued from the September 26th meeting. Brendon asked if preliminary approval is based solely on eligibility or does/should the CPC provide other feedback to groups submitting a final application. Lou Ann noted that the CPC Plan guidelines state that the preliminary application is used to determine “in scope/out of scope”. However, if the scope is “gray”, it would seem to be up to the initiator to determine whether to submit a final application. Ariel asked if there should be a level of recommendation within this – if there’s no support for the project now, shouldn’t we let them know? Ariel also noted that if the CPC doesn’t provide feedback (risks), then the final application process may waste the sponsor’s time. As the Chair, Peg suggested we go through each preliminary application and determine scope – and that all eligible (and “maybe” eligible) should be able to go forward. Lou Ann noted that submitters can ask for input on questions beyond scope (i.e. zoning, master plans, etc.). It was also noted that funding requests go far beyond our budget. However, it was also noted that the budget should not affect which applications to accept.

Peg reviewed a September 29, 2007 Boston Globe article (sent to CPC members via email) which discussed a ruling against a Newton recreation project. Peg also distributed a letter (dated June, 2002) from the Massachusetts Department of Revenue regarding eligibility of recreation projects on existing recreational facilities. Brendon questioned whether the document was superseded by any other judicial opinions or other documents. Peg noted that Jane Audrey-Neuhauser had spoken with Stuart Saginor (Executive Director of the CPA Coalition) at length

regarding eligibility of recreation projects. Stuart referred our CPA committee to the Dept of Revenue document; based on this scenario, Peg assumes this is still current thinking

It was noted that other communities have made improvements to current facilities. However, just because another town did it – doesn't mean we should do it. It would be up to the committee to determine the risk,

Proposal: Conservation fund

Speaker: Ken Neuhauser

This proposal would allocate \$10K of the CPA funds directly to a conservation fund; it would not fund a specific project. This would give Conservation Committee the ability to act quickly.

Comments: Brendon offered that the application should address why it is better to allocate to Conservation Committee directly rather than have the CPC reserve the portion.

Proposal: Study/re-roof Coolidge School

Speakers: Dr. Masterson, Ann Pratt, Mary Brannelly

The Coolidge building is almost 100 years old; the roof is a slate roof. Although CPA funds cannot be used for maintenance, it allows work for the protection of a historic site. Dr. Masterson also noted that there would be no other sources of money to fix the roof since Coolidge is not a school so it cannot qualify for School Building Assistance funding. Currently, the roof leaks and there is ice build-up. A study is needed. It was also noted that the Coolidge School Re-use Committee's final report (at Town Meeting) noted that the preservation of the building was a priority for the town.

Note: the bulk of application is for the roof. \$4-5k is for a study

Brendon asked if the study could be funded through town meeting or through some other source. Dr. Masterson noted that this is not a school building – but it is a historical building that needs to be attended to. 150K is a ball-park for the roof

Proposal: Irrigation of Alumni Field (football field)

Speakers: Dr. Masterson, Ann Pratt, Mary Brannelly

Dr. Masterson believes the irrigation system is an upgrade not a maintenance item. Maynard Booster Club may also contribute (in kind). Although Alumni field is owned by the School Department, it is used by the whole town and is a symbol for the town

Proposal: Re-surfacing of High School Track

Speakers: Dr. Masterson, Ann Pratt, Mary Brannelly

Track is a community resource. Tracks need to be resurfaced and re-lined to maintain them; the more it is used, the faster it wears it down. Track was originally part of the Fowler School building project funded by state.

Brendon: expect that the Committee will wrestle with eligibility. Also, on any irrigation project, manual labor can be used. Mary Brannelly noted that sprinkler systems save money and water overall. (current/future metering is a question).

It was noted that for these proposals, Alumni field refers to the track and football field; this will be clarified with the final application.

Proposal: Coolidge Community Park:

Speaker: Suzanne Selig.

This project is to convert the current Playground/grass area and recreation areas to a Park. The project includes landscaping, a play area, park benches and tables and a walkway (includes the ball field and basketball court)

The project is not eligible for state funds. So far, the group has raised about \$5,000. The group falls under the umbrella of a 501C. The land is owned by the School Department.

Proposal: Assabet Rail Trail:

Speaker: Carolyn Britt (note: submitted handouts to Committee)

The requested funds are for contingency funding. Funds may be needed to complete the design or may be needed for acquisition costs. It was noted that the project should end in June 2009; any amount not spent would revert back to CPA – recreation reserve.

Proposal Crow Park Irrigation:

Speakers: Maynard Baseball Charitable Corp (founded in 2004)

The baseball field at Crowe Park is used by Maynard School teams, Babe Ruth and other private leagues. It is used 7 days a week. The proposal covers only the baseball field. Currently the group that manages the field does not get paid for its use – by the School Dept or any other league. Currently, the field is not watered so water meters and water bills would need to be addressed.

Maynard Baseball Charitable Corp founded in 2004

Committee Discussion on Eligibility determination:

Peg noted that the recreation goals section of CPA Plan highlights many of the gray areas of recreation that we are now wrestling with. Lou Ann mentioned that there may be a distinction based on whether the proposal is for a formal recreational area vs. an informal area. It was also noted that all irrigation projects are for formal recreational areas.

When the Committee informs each – we need to inform on eligibility and to give a heads-up on concerns.

Eligibility:

Proposal Number	Proposal Description	Motion made/seconded	Committee Vote
OS001-08	Conservation fund	Project is eligible	All voted in favor
REC001-08	Assabet Rail trail	Project is eligible	All voted in favor
REC004-08	Coolidge Community Park	Main Project is eligible. Basketball and baseball items not eligible	All voted in favor
REC005-08	Rockland Ave soccer fields	Project is NOT eligible	All voted in favor
REC007-08	High School Track	Project is NOT eligible	All voted in favor
HR001-08	Coolidge School study/ roof	Project is eligible	All voted in favor
CH001-08 and CH002-08	Affordable Housing Plan	Motion to combine to CH001-08 and designate project as eligible	All voted in favor
HR002-08	Veteran's Park	Project is eligible	All voted in favor
OS002-08	Land Acquisition Reserve	Project is eligible	All voted in favor
HR003-08	Cemetery Fence	Project is eligible	All voted in favor

Irrigation projects were voted in one motion: The projects are:

- a. Crowe Park – REC002-08
- b. Green Meadow – REC003-08
- c. Alumni Field – REC006-08

motion to deem all irrigation projects eligible for CPA funds – seconded.

amended to: with an understanding that committee will convey to proposal initiator that eligibility is not certain and that the Committee will continue to research. The amendment was approved by a unanimous vote.

The main motion (as amended) was approved by a unanimous vote

Each proposal sponsor/applicant will be contacted by a person on the Committee to let them know the status.

Brendon then made a motion (which was seconded) to extend the deadline for submittal of the final application to November 16, 2007 (4 p.m.). All voted in favor. It was determined that the final applications should be date-stamped to show proof of meeting the deadline.

motion to adjourn meeting was made and seconded. All voted in favor. The meeting was adjourned at 10:15 p.m.