

Town of Maynard
COMMUNITY PRESERVATION COMMITTEE
MEETING

Wednesday, November 28, 2007 -- Room 101, Town Hall

Chair Peg Brown called the meeting to order at 7:10 pm.

Members Present: Jane Audrey-Neuhauser, clerk; Mike Chambers;
Ariel Hoover; Doug Moore, Treasurer

Members Absent: Brendon Chetwynd; Lou Ann Cutaia; Dave Hull, Vice
Chair; Rick Lefferts

Also in attendance: No visitors present

The minutes from the November 14, 2007 CPC meeting were approved. Peg will file the minutes in the COA office.

Brendon had emailed a memo from Kopelman & Paige regarding the Newton CPC lawsuit. This is just a memo and not an opinion from our town counsel. The memo indicates that the Newton case was the opinion of one judge and it is also under appeal. The issue seems to be a very gray one and looking at the lists of other CPA recreation projects that have been funded by other towns it appears that most towns have interpreted allowable uses of funds more liberally.

From the October 24, 2007 Minutes:

Current CPA Fund balance – Including the state match there is approximately \$56,000 in each of the 3 designated categories (Historical Preservation, Community Housing, and Open Space) and approximately \$289,000 in unallocated funds. There is also about \$15,000 in the administrative expense account. This does NOT include FY'08 tax revenues that could increase the amount by another \$160,000.

The suggested schedule for an open hearing would be to hold a legally posted hearing after the CPC votes on project approval and just prior to Town Meeting. The question arose as to whether individual residents could present their own articles at Town Meeting to petition CPA funds without the approval of the CPC. Peg Brown will research the issue.

Review of Final Funding Proposals –

“Straw votes” were taken on each proposal and questions and concerns were raised.

OS001-08 – Maynard Conservation Fund – \$10,000

There was a general consensus of support for this project.

When was the Conservation Fund established?

For how many years has Town Meeting NOT been funding the Conservation Fund?

What are some examples of how this money was used in the past?

No review required -- Doug will get answers to these questions.

OS002-08 – Land Acquisition Reserve – \$275,000

There was not a general consensus of support for this project.

Since the expenditure of funds would require a TM vote anyway, the expediency issue would not be resolved by putting monies into this fund. Without a further clarification of the parameters of the Land Acquisition Reserve itself there was a question of how these funds could be used. Would it not make sense for the Land Acquisition Trust to be established by Town Meeting vote prior to a request for funds? There are several questions which need to be answered.

Review on Jan 23

CH001-08 and CH002-08 – Affordable Housing Plan – \$12,000

There was a general consensus of support for this project.

There was a vagueness about exactly what the CPA funds would be supporting as there were several sets of goals listed in the proposal.

Review on Jan. 23

HR001-08 – Coolidge School study/roof – \$5,000

There was a general consensus of support for this project.

However, there was considerable concern about the “amorphous” nature of the proposal: specifically who would be supervising, would “central office staff” be working with the School Facilities Committee, etc?

Review on Jan. 9

HR002-08 – Veteran’s Park – \$27,000

There was a general consensus of support for this project.

The suggestion was made that the Elks contributions be the first funds

to be used with CPA funds supplying the remainder up to the requested \$27,000. Cathy O’Dea will also be asked to pursue whether there was indeed a town appropriation for repairs in the past. There was discussion about whether the eagle would present a vandalism issue. There was also a request for a more detailed written estimate. Review on Jan 23.

HR003-08 – Cemetery Fence – Proposal WITHDRAWN.

REC001-08 – Assabet Rail Trail – \$40,000

There was a general consensus of support for this project. It was noted that this is a portion of a major regional project and that the total amount requested may not be needed. Review on Jan. 9

REC002-08 – Crowe Park Irrigation – \$18,000

There was a general consensus of support for this project. The CPC sees this project as preserving and preventing from harm and this would be eligible for CPA funding. There will need to be approval from BOS. Hopefully, this will be at the next meeting. The water will be metered by DPW for their own information. DPW will also supply support for the piping, extension of water lines etc. No specific review date needed.

REC003-08 – Green Meadow irrigation – Proposal WITHDRAWN.

REC004-08 – Coolidge Community Park – \$120,000

There was a general consensus of support for this project. The CPC believes that this falls under the category of “creation” and therefore would be eligible for CPA funds. There needs to be a more definitive approval from the School Dept. The proponents need to attend a School Comm. meeting to get a formal vote. Peg offered to attend the meeting with them if requested. Peg expressed concern that naming it a “park” could lock in the land as a park unless the legislature votes to revert it to a more fluid property designation. She suggested calling it something other than a “park”. The budget figures raised questions about what the progress would be if there were no CPA funds available the following year. Review Jan. 9

REC005-08 – Rockland Ave. Soccer fields – NOT ELIGIBLE

REC006-08 – Alumni Field Irrigation – \$20,000

There was a general consensus of support for this project. However, there was considerable concern about the “amorphous” nature of the proposal: specifically who would be supervising, is there the necessary awareness of the continuing maintenance requirements, etc. There is a “chicken and the egg” issue with the necessity of having to put project out to bid. It was noted that there might be an opportunity for a lower bid since the Crowe Park irrigation is also being proposed.
Review on Jan. 9.

REC007-08 – High School Track – NOT ELIGIBLE

Peg Brown will ask all CPC members to email her a list of their specific questions on each proposal so that they can be collated prior to the CPC meeting on Dec. 12.

FUNDING --

The total amount in the CPA Fund is approximately \$454,000.

If all of the proposals for which there was a general consensus of support were funded it would be approximately \$252,000. These expenditures plus an anticipated \$15,00 in the Administrative Expense Account would leave about \$187,000 for the future.

(FY'08 tax revenues could increase that amount by another \$160,000 not including any anticipated state match.)

The meeting was adjourned at 9:05pm.

Respectfully submitted,

Jane Audrey-Neuhauser, Clerk

DECEMBER MEETING: 7:00pm, Wednesday, Dec.12, 2007 at the Town Building Room 101. (Dave to post meeting notice and also notice of NO meeting on Dec. 26).