

Town of Maynard
COMMUNITY PRESERVATION COMMITTEE
MEETING
Wednesday, January 13, 2010– Room 101, Town Hall

Chair Doug Moore called the meeting to order at 7:08 pm.

Members present: Jane Audrey-Neuhauser, clerk; Mike Bingley; Peg Brown, Treasurer;
Rick Lefferts; Doug Moore, Chair; Bob Moore

Members absent: Mike Chambers, vice Chair; Robert Horn; Dave Hull;

Others in attendance: Cathy O’Dea, Sally Bubier, Jerry Flood

MINUTES from the 12/9/2009 meeting were approved as distributed.

• STATUS OF 2009 ATM PROJECTS – amount – contact person

OS003-09 – Open Space Plan Update – \$3,500 -- Doug Moore

HR005-09 – Rock Wall Preservation – \$40,000-- Dave Hull

HR006-09 – Glenwood Cemetery GPR Survey -- \$3,000 – Peg Brown

HR010-09 – Historic Artifact Cataloging -- \$12,500 – Rick Lefferts

Dave Griffin reported that an archivist was hired and provided the

Historic Association with a 65 page report. Doug will email to CPC Members

PROPOSALS FOR NEXT GRANT CYCLE --- 2010 ATM (and 2009 STM)

A total of 10 pre-applications were submitted with total requested amounts exceeding \$570,000.

FOUR FULL FINAL APPLICATIONS WERE RECEIVED

OS006-10 – Conservation Fund Support -- \$10,000 -- Doug Moore

This has been an annual support request from the Conservation Commission.

OS007-10 – Cutting Property Acquisition –(\$100,000) (\$450,000 -- \$600,000) -- Doug Moore

The appraised value is \$450,000 but there are several questions:

- Does the purchase amount from the town need to be for the appraised value or the amount actually offered in a P&S?
- When does the clock start ticking? With 61A land, the town has 120 days to exercise its right of first refusal. Does this 120 days begin when the appraisal is presented to the town or when the P&S is received and submitted to the town?
- What are the tax ramifications for the sale of the property? If the town buys the property are the Cuttings exempt from paying the abated taxes?
- If the proposed land has been subdivided into three lots, must this parcel be considered as separate lots or can the town reconfigure it into one parcel?
- Bonding is also a consideration as well as which funding categories should be used.
- Are there other funding sources that might be available? (ex. Sudbury Valley

Trustees)

MOTION – That CPC administrative funds be used to obtain an appraisal of the parcel.

Passed unanimously. Jonathan Avery of Acton was suggested as the appraiser.

Rick will contact him about a price for an appraisal and the CPC will vote on this at the next meeting.

HR011-10 – Glenwood Cemetery Fence – (\$160,000) (\$140,000)– Peg Brown & Mike Bingley

Two architectural firms CBI & LPBA were contacted to develop an RFP for the cemetery fence project. They had planned to have reports available for today's meeting, but nothing has been received. However, a representative from LPBA did have some ideas & suggestions relative to the fencing and repairs required for the Maynard Family Tomb. Funds for this part of the restoration/repair should come from the funds in the Maynard Family Tomb Trust and not CPC Funds.

The representative did spend considerable time gathering information that would enable the firm to make a reasonably accurate proposal for authentic fencing. There were several suggestions and options relative to the fencing that is part of the proposal.

Once a final proposal is received, and the amount determined, the funds which were allocated for fencing at a previous Town Meeting would be subtracted from the amount which is requested from the CPC.

Peg will contact the two firms (and perhaps another) and have them prepare proposals for review prior to the next meeting.

REC012-10 – Parker St. Walkway Construction – (\$50,000) (\$146,000) – Doug Moore

This proposal was also submitted last year by the BOS.

Jerry Flood of DPW reports that there is currently a survey and planning discussion for Parker St. but there are no details for the proposed section.

Sally Bubier will suggest that the Selectman wait until they have the manpower to prepare an adequate and detailed proposal with fairly firm cost estimates, design specs, and resolution of possible right-of-way and conservation issues.

The proposal will likely be on hold until the next funding cycle

The meeting was adjourned at 8:35 pm.

Respectfully submitted,

Jane Audrey-Neuhauser, Clerk

NEXT MEETING DATES:

Wednesday, Jan. 27, 2010 7:00pm Rm. 101 Town Hall.

Wednesday, Feb. 10, 2010 7:00pm Rm. 101 Town Hall.