

**Town of Maynard  
COMMUNITY PRESERVATION COMMITTEE MEETING  
Wednesday, January 23, 2013– Town Hall**

**2012-13 Committee Positions:**  
Chair – Mike Chambers  
Vice Chair – Rick Lefferts  
Treasurer – Greg Price  
Clerk – Jane Audrey-Neuhauser

Call to Order: Mike Chambers called the meeting to order at 7:09pm.

Members present: Jane Audrey-Neuhauser, clerk; Mike Chambers, Chair; Ellen Duggan; John Dwyer; Dave Hull; Rick Lefferts, Vice Chair;  
Members absent: Diane Dahill; Robert Horn; Greg Price, Treasurer

**MEETING MINUTES:**

Minutes of the January 9, 2013 meeting were not approved as there were some clarifications required. Diane Dahill will make the adjustments and redistribute.

**MAIL RECEIVED:**

The CPA Coalition sent the request for the annual membership fee.  
MOTION: To pay the \$750 membership fee to the Community Preservation Coalition  
Passed unanimously.

**FINANCIAL:**

The amount of the 2012 CPA distribution is \$ 51,825.  
The amount of the anticipated CPA Surcharge income is estimated to be \$ 210,000.

It appears that the approximate amounts available in each category are:

Open Space -	\$156,000	+ \$26,000	= \$182,000
Historical -	\$108,000	+ \$26,000	= \$134,000
Community Housing -	\$171,000	+ \$26,000	= \$197,000
Unreserved -			= \$ 53,000 -- \$58,000
Funds reserved for previous appropriations - \$362,000.			

- Several steps are required to get unexpended funds back into the CPA Accounts.
- First we need to work with the town accountant to determine how much was actually spent on the approved proposals.
  - We need to determine the process which Maynard uses to restore unused funds.
  - We hope to have this set for the Annual Town Meeting.

The CPC strongly believes that bills for any expenditure of CPA funds for approved projects should be approved by the CPC before they are paid. This will also help the CPC to keep accurate financial records. We also need to incorporate into the warrant articles wording that requires funds to be expended according to the approved proposal.

**PROPOSALS –**  
\$7500 -- E Howard Scale and Cabinet Restoration -- Eligible  
be to restore the scale and cabinet. Ellen Duggan -- liaison  
are beginning to do some of the prep work for the project.  
be brought forward to Town Meeting  
Fund Support – Eligible  
Conservation Commission. John Dwyer – liaison  
and the CPC would like to have some idea of how  
Fund.

**BUSINESS:**  
REVIEW FINAL  
HR017-13 --  
Plan would  
Volunteers  
This proposal will  
OS011-13 -- \$10,000 – Conservation  
The annual request of the  
This proposal has CPC support  
much money is in the Conservation Trust

CH003-13 -- \$250,000 – Veteran’s Housing – Eligible

Project would build affordable housing units for eligible returning veterans.

Mike Chambers – liaison

Rick Lefferts suggested that we fund up to \$25,000 as pre-development funds to have a consultant develop a feasible plan which would meet the needs of the Town. The Town could then move forward with establishing an administrative model, seeking additional funding sources, and building appropriate units with the support of some CPA Funds. The CPC is strongly in favor of the concept of affordable veteran’s housing and unanimously authorized Rick to present this suggestion to the Town Manager as an alternative to his proposal.

REC020-13

-- \$55,000 – Recreational Campus Design – Eligible

Project would result in a plan for the use of the land around the school complexes.

Greg Price -- liaison. The CPC is willing to approve \$35,000 from the Unreserved Account and \$ 20,000 from the Open Space Account. It is important for all recreational groups to discuss future plans and timelines for projects, especially in light of the CPA Coalition’s strong suggestion to review all the recreational areas in town. This proposal includes that important process.

in  
and needs  
REC021-13 --  
given to the  
Project  
The CPC is  
source

\$4,800 (Revised amount -- Water cannon from baseball association will be Soccer Association) – Rockland Field Renovation -- Eligible would renovate the field. Jane Audrey-Neuhauser -- liaison in support of this proposal as long as it is determined that there is a water available to enable the seeding, etc. to occur successfully.

**TOWN MEETING --** It was suggested and unanimously agreed to that we would put an article in the May 2013 Warrant to have returned to the CPA Community Housing Account the \$12,000 which was approved at the 2008 Town Meeting for the development of an Affordable Housing Plan under the direction of the Affordable Housing Trust. In the years since the funding was approved, the Affordable Housing Trust has not been established and the funds may be better used on another project.

**TIMELINE FOR PROPOSALS – for funding for 2013 Annual and Special Town Meetings**

- Oct 1 – Preliminary Application for funding due
- Oct. 10 - CPC begins Review Process to determine if proposals meet the requirements of the CPA legislation.
- Oct 17 – Notification to qualifying proposals
- Nov 12 -- Final Applications due (Extended to Nov. 30 for those who submitted preliminary applications)
- Nov 14 -- CPC distributes applications to members for review.
- December 12 - CPC develops list of questions for each proposal and forwards to proponents.
- January 9 - Proponents review proposals and answer CPC questions.
- January 23 – CPC review of additional answers to questions from Jan. 9 meeting
- Feb. 13 – Final vote on proposals

The meeting was adjourned at 9:20 pm.

Respectfully submitted,

Jane Audrey-Neuhauser, Clerk

**NEXT MEETING DATES:**

Wednesday, February 13, 2013, 7:00pm, Town Hall. Diane Dahill will take notes.

This meeting will be a PUBLIC HEARING at which final votes will be taken on the proposals.

Wednesday, February 27, 2013, 7:00pm, Town Hall. Diane Dahill will take notes.