



**TOWN OF MAYNARD
COMMUNITY PRESERVATION
COMMITTEE**

**195 MAIN STREET
MAYNARD, MASSACHUSETTS 01754**

M. John Dwyer, Chair
Rick Lefferts, Vice Chair
Steve Jones, Treasurer
Jim Coleman
Bill Cranshaw
Ellen Duggan
Tom Hesbach
Randy James
Jon Lenicheck

Meeting Minutes

Town Hall – Room 101

Wednesday, January 9, 2019, 7:00 pm

Members present: John Dwyer (JD), Jim Coleman (JC), Bill Cranshaw (BC), Ellen Duggan (ED), Jon Lenicheck (JL), Steve Jones (SJ), Rick Lefferts (RL), Randy James (RJ)

Members absent: Tom Hesbach (TH)

Others present: Greg Johnson, Angie Flannery

This public meeting was not recorded.

Call to Order: The meeting was called to order at 7:05 pm.

Public comments: None

Correspondence: None

Minutes:

JD provided some comments on the draft minutes. ED motioned to approve the minutes of December 19, 2018. Second by JC. Vote 8-0.

Meet with Town Administrator:

The committee met for the first time with Greg Johnson. He introduced himself and his interest in CPC activities, noting that he had been a member of the CPC in Acton. There was general discussion of CPC activities and CPC requests of the Town Administrator. The long effort to separate the golf course clubhouse from the rest of the golf course parcels was explained. A desire for committee volunteers to have Town email addresses, and the ability for the CPC to present their sponsored articles at Town Meeting was discussed. Greg stayed for the remainder of the meeting to learn more about proposed projects being reviewed later in the meeting.

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Meet with Final Applicants:

- The representative for the Conservation Commission applications was unable to meet due to illness. The review of those projects was postponed to the next CPC meeting.

- ED represented the Historical Commission on its application for the cemetery project. She provided letters of support from the Maynard Director of Public Works and from the Superintendent of Saint Bridgit's Cemetery. The CPC had no further questions regarding the application.

- RL represented the Maynard Affordable Housing Trust on its applications for funding.
 - He explained that two applications were submitted simply since they were to be from separate funding sources, but that a combined application would be okay.
 - He explained that the money was not for any specific project, but many possibilities continue to be investigated. For example, housing is being considered by the Coolidge School Working Group and there was a meeting earlier in the day regarding including additional affordable housing in a potential project in downtown.
 - Regarding the request for funds from the Budgeted Reserve account, it was noted that none of those monies had been used for housing purposes during the first 10 years of the CPC. There was also discussion of other potential MAHT funding sources, such as through the Inclusionary Zoning bylaw or community benefit provisions of development agreements.
 - The need for non-project specific funding was also discussed, noting that the MAHT has been occasionally using a housing consultant for some technical legal and administrative guidance, and that the consultant is currently being paid by the Municipal Services Department.
 - The CPC had no further questions regarding the application.

Town Master Plan:

Angie Flannery of the Master Plan Steering Committee (MPSC) spoke to the CPC regarding the MPSC's outreach to all town boards and committees. The MPSC would appreciate feedback and comments regarding the current (Dec 12) draft Vision, Goals, and Recommendations.

Ongoing projects:

SJ discussed the continued progress on designing the Fowler Field work. Despite fundraising of \$43,000 and \$30,000 from the school department, the project is still \$69,000 short of the current budget. He also noted that there are other elements, such as fencing and an on-site well that would be desirable.

Comments from CPC on Powder Mill Place MOA:

There were no specific comments from CPC members. Many had already provided the requested comments through their other committees.

Project Closeouts: Nothing new to report

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Administrative Assistant:

Anna-Lisa Lysell McLaughlin has accepted the position. She should be starting soon, once the paperwork is complete.

Next Meeting:

The next meeting will be January 23th. The FY19 funding proposals from the Recreation Commission, Conservation Commission, and School Department will be discussed.

Adjournment:

ED made motion to adjourn. Second by JC. Vote unanimous. Meeting adjourned at 8:10 pm.

Documents and Exhibits used during the meeting:

- Draft minutes of December 6th meeting.
- Letter from Aaron Miklosko in support of cemetery headstone project application
- Letter from Pat Current in support of cemetery headstone project application

Date approved: *January 23, 2019*

Timeline of Dates for May 2019 Town Meeting – FY2019 CPA Proposals

- October 1, 2018 – Preliminary applications due
 - October 3, 2018 – CPC determine eligibility and notify applicants
 - November 5, 2018 – Final applications due
 - December 5, 2018 – CPC develops questions for applicants
 - January 9 and 23, 2019 – Meetings with proponents of projects
 - February 27, 2019 – **Public Hearing and final vote on proposals**
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