



**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
Anna-Lisa Lysell
McLaughlin, Clerk

Meeting Minutes

Town Hall – Room 101

Wednesday, February 6, 2019, 7:00 pm

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

Members absent: Ellen Duggan (ED), Tom Hesbach (TH)

Others present: Paul Sullivan, Steve Werst, Luke Sweeney, Mike Guzzo

This public meeting was not recorded.

Call to Order: The meeting was called to order at 7:03 pm.

Public comments: None

Correspondence: None

Minutes:

The agreed upon changes included spelling out Fowler Field throughout rather than using an abbreviation and removing repeated text on page 3. BC motioned to approve the minutes of January 9, 2019. Second by JC. Vote 7-0.

Administrative Issues:

- Mike Guzzo will sign off on yearly Community Preservation Coalition dues.
- The committee confirmed that the Chapter number under which the CPC Bylaws are listed in the Town Bylaws was changed to Chapter XI. Anna-Lisa will make changes to the Public Hearing Notice before posting to reflect the appropriate reference.

Guests:

- Paul Sullivan and Steve Werst from Lincoln Property Company came to discuss options for submitting an application for CPC funds to repair the Clock Tower at Mill & Main. The committee outlined several potential paths forward, considering the fact that we are at

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the end of the CPC's funding cycle. One option would entail submitting an application in advance of the fall Town Meeting. Another would be to wait and submit an application in October as per the usual timeline for next year's funding cycle. In addition to delineating application options, the committee also laid out a number of issues that the Lincoln Property Company should consider and research in greater detail before deciding whether or not they wish to secure CPC funds to repair the Clock Tower. These include possible legal restrictions on the property pertaining to the use and preservation of the Clock Tower if it is classed as a historic site, as well as possible existing maintenance obligations on the Mill Owner due to deed restrictions and/or development agreements entered into with Town in the past. Furthermore, the use of CPC funds may impose certain restrictions on the type of repairs that may be made and the materials used for such repairs. After discussing these factors, the gentlemen from Lincoln Property Company agreed that more due diligence with respect to potential legal restrictions was necessary on their part before submitting a formal application for CPC funds.

- Luke Sweeney attended to voice his concerns over the safety of the Alumni Field Bleachers. His child was injured after falling through the bleachers, but he has also heard of a number of other accidents and is concerned that others will be hurt if nothing is done to repair or replace the bleachers. The committee expressed appreciation for Mr. Sweeney's efforts in bringing attention to this issue, while also explaining the funding limitations of the CPC with respect to a project with such a large projected budget (over \$300K). Mr. Sweeney also put forth the idea that if it is not possible to fund the replacement of the bleachers this year, perhaps some signage could be put up to ensure that people are aware of the risk. The committee underscored that his efforts in moving this project forward are important and that Mr. Sweeney should continue to raise the issue with the town selectmen at Town Meetings and with the community at large in order to broaden support and funding sources for the project.

After Mr. Sweeney left, the committee discussed the feasibility of funding the Alumni Field Bleacher Replacement Project and whether it would be better to formally table the application for this year or to allow it to be brought to the Public Hearing for further discussion. JL will reach out to Mary Brannelly first to explain the committee's reservations approving CPC funds when the School Committee has yet to line up other funding sources or present more concrete design plans. If Mary Brannelly agrees that tabling the application for this year is the appropriate course of action, the CPC will move forward on formally tabling the application.

CPC FY2020 Budget: Mike Guzzo attended to present several options for the CPC budget for the upcoming year. After some discussion, the committee decided on a slight modification to Option 3, resulting in a Total Budget of \$300K, with \$75.5K in Budgeted Reserve and \$30K each toward Historical, Open Space, and Community Housing Reserves, respectively. BC motioned to approve a FY2020 Budget of \$300K. Second by JL. Vote 7-0 to approve.

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Master Plan Comments: The committee discussed the comments compiled by ED and BC on the Master Plan and RJ motioned to approve the comments to be forwarded to the Master Plan Steering Committee. Second by JL. Vote 7-0 to approve.

On-Going Projects: SJ noted that bid papers for the Fowler Field project were listed on February 6, 2019, and that advertisements were placed in the Central Register and the Maynard Beacon Villager. The opening of sealed bids is scheduled for February 27th.

Project Closeouts: Mike Guzzo will confirm that the late bill that came in from the Green Meadow Playground project (\$5,500 for drainage issue) has been settled and allocated appropriately so that the project can be closed with \$14k coming back. The Veterans Housing Article 2 project can also be closed and the funds should go back into community housing. Speak with ED before closing the Artifacts project. Likewise, committee members can email Mike with the account numbers for any other projects they wish to close.

Next Meeting:

The next meeting will be the Public Hearing on February 27, 2019.

Adjournment:

SJ made motion to adjourn. Second by RJ. Vote unanimous. Meeting adjourned at 8:50 pm.

Documents and Exhibits used during the meeting:

- Draft minutes of January 23rd meeting.
- CPA Budget Summary
- Ellen Duggan Preliminary Responses to MPSC
- Bill Cranshaw Preliminary Responses to MPSC

Date approved: February 27, 2019

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

- October 1, 2018 – Preliminary applications due
 - October 3, 2108 – CPC deter eligibility and notify applications
 - 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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