

Community Preservation Committee
2/2/17 Minutes
Mendon Town Hall, Select Board Meeting Room

Members present: Peter Denton, Dan Byer, Barry Iadarola, Anne Mazar and Rich Schofield

Others Present: Bill McHenry

1. Peter was concerned that the price for the consultation to have the Olney Cook House put on the National Register might not be the best use of CPC funds. Dan thought the request did not fall under the guidelines for the use of CPA Administrative funds. **Dan moved to recommend that \$5,500 be transferred from the CPA Historical Preservation Account to fund consultants to research and file the application to have the Olney Cook House be put on the National Register, it was seconded by Peter and it was unanimously approved**
2. Dan requested an additional \$15,000, to the \$25,000 previously voted, to complete the drainage project for Veteran's Park Field. Rich was concerned that this would not fix the problem. After Barry did calculations while looking at the engineered plan, he had several questions. Dan said he would invite the engineer to the next meeting, so the committee could ask him questions.
3. Anne gave an update on the Starrett property at 18 & 25 Pleasant Street. She explained that the majority of the Select Board did not support the project and decided not to move forward with the right-of-first-refusal option. Anne, CPC Chair, and Ken O'Brien, Agricultural Commission Chair, met with the developer, Tim Aicardi, and walked the property and discussed working out a situation where he would leave the center portion for a farmer and just develop roadsides lots. The project is ongoing.
4. **Rich moved to transfer \$102.64 from the CPA Administrative Account to fund the legal notice for the CPA public hearing, Barry seconded it and it was unanimously approved.**
5. **Rich moved to recommend that \$1,750 be transferred from the CPA Administrative Account to fund the Community Preservation Coalition annual dues, Peter seconded it and unanimously approved.**
6. Since previous to the November Special Town Meeting, the CPC did not know the exact dollar amounts, percentages were voted at October 17, 2017 CPC meeting, but Anne wanted to vote the exact dollar amounts now that the CPC has those numbers. **Rich moved to set aside for later spending from the FY17 Community Preservation Revenues \$42,597 (10%) for Open Space, \$42,597 (10%) for Historic Preservation, \$42,597 (10%) for Affordable Housing, \$21,298 (5%) for Administration and \$276,883 (65%) for Budgeted Reserve, it was seconded by Peter and was unanimously approved.**
7. The committee discussed the use of CPA funds for restoration of private historic homes. At a previous meeting, Mike Goddard requested that funds be set-aside for private homeowners in a potential village historic district to use for historical restoration projects. Anne said that this could be done if the improvements were done on the façade of the house so that all residents could appreciate the improvements. She also thought that all projects should include a historical preservation restriction on the house receiving

CPA funds. Dan cited the anti-aid amendment that does not allow a private entity to benefit from public funds and that the committee would need to be careful of this. There were many questions and Anne and Dan said that they would look into this further.

8. Rich made a motion to accept the minutes of the 11/17/16 CPC meeting; it was seconded by Barry and unanimously approved. Barry made a motion to accept the minutes of the 1/23/17 CPC meeting; it was seconded by Peter and unanimously approved.

9. Anne said that she requested that the Conservation Committee appoint another representative to the CPC. Anne said she appreciated Bill Aten's time on the committee, but he has only attend two of the last nine meetings and it has been difficult to get a quorum for the meetings. She has sent an email to Bill Aten and requested a new representative to the CPC.

10. The meeting was adjourned at 7:30 pm

Submitted by Anne S. Mazar