

**Community Preservation Committee
Meeting Minutes
Thursday, October 30, 2014, 7:00pm
Town Hall Meeting Room**

Members present: Bill Aten, Dan Byer, Peter Denton, Mike Goddard, Barry Iadarola, Anne Mazar, Wayne Wagner

Others Present: Bill McHenry, Joe Maruszczak, Steve Orff (Pres. Nipmuc Youth Softball), Ricky Adams (VP, Nipmuc Youth Soccer), Ivy Iacoi, John Gomersall, Jane Lowell

7:02 PM - Meeting called to order by Anne Mazar

7:02 – Anne Mazar summarized the articles to be considered at the upcoming Special Town Meeting.

7:10 – School superintendent Joe Maruszczak presented information on the proposed installation of a turf field at Nipmuc High School. He requested \$1000 from Mendon to match the Upton's contribution to fund a feasibility study. **Wayne Wagner moved to provide \$1000 from the CPA administrative account for the study. The motion was seconded by Peter Denton and was passed unanimously.**

7:15 – Consideration of 11/5/14 Special Town Meeting Article 21. **Peter Denton moved that the CPC recommend the Town pass over Article 21 at the upcoming Special Town Meeting. Mike Goddard seconded the motion, which was then passed unanimously.**

7:20 – Consideration of 11/5/14 Special Town Meeting Article 19:
The Community Preservation Committee recommends that the Town transfer \$325,000 from the Community Preservation Budgeted Reserve Account and/or the Community Preservation Open Space Account and/or the Community Preservation Fund Balance to acquire a conservation restriction, and pay for related costs, to be under the control of the conservation commission to allow sustainable agriculture and/or open space preservation on part or the whole 70 acre +/- of the so-called Pearson property located at 43 Quissett Road in Mendon, MA, shown as "A, B & C" on a plan entitled "Pearson Property, Mendon, Mass., Aerial Map, Department of Fish & Game Division of Fisheries & Wildlife Map Prepared by James McCarthy, Central District Land Agent," which plan is on file with the Office of the Mendon Town Clerk, with the option to hold it jointly with the Metacomet Land Trust or another land trust. Mike Goddard made a motion to support the Article as written. Dan Byer seconded the motion, which was then passed unanimously.

8:05 - Consideration of 11/5/14 Special Town Meeting Article 20:
The Community Preservation Committee recommends that the Town appropriate \$675,000 by borrowing to acquire the front 36 acres of land in Mendon...
Anne Mazar will gather more information for the committee to consider at the next CPC meeting. No action on a recommendation was taken at this time.

8:30 – Wayne Wagner presented information on the removal or repair of the ramp outside Town Hall.

8:32 - Anne explained that it is very encouraging that the Division of Fisheries and Wildlife has committed to purchase the back half of the Pearson Farm, there are three farmers ready to purchase the farm with a conservation restriction CR) on it and at the 11/5/14 Special Town Meeting there will be a vote to pay for the CR with CPA funding. This will make all the funds available to purchase the farm, but since many groups are involved to figure out the steps to purchase and preserve the farm, and since the farm is under Chapter 61A, there are many legal details to figure out the legal logistics of the project. Anne requested CPA Administration funds to make quick forward progress with the evaluation of the project, since the town is under a 120 day deadline to respond to the Pearsons with a P&S. **Mike made a motion to transfer \$3,000 from the CPA Administration Account to cover the preliminary legal fees for the Pearson Farm project, it was seconded by Barry and unanimously approved.**

8:34 - Consideration of 11/5/14 Special Town Meeting Article 23:

To see if the Town will vote to take all of the following actions to replace the tennis courts and fence around the tennis courts at Memorial Field:

(a) To rescind the prior appropriation for the same purposes made at the June 25, 2014 Special Town Meeting on Article 24.

(b) to transfer a sum of money not to exceed \$88,350 from the CPA Budgeted Reserve Account to fund the replacement of the tennis courts and fence around the tennis courts at Memorial Field;

(c) to authorize the Town Administrator or Board of Selectman to file on behalf of the town any and all applications deemed necessary for grants and/or reimbursements from the Commonwealth of Massachusetts deemed necessary under the PARC (formerly Urban Self-Help) Act (301 CMR 5.00);

(d) To dedicate as a park under M.G.L. c. 45, sec. 3 the land known as Memorial Park at 29 Millville Street adjoining the Town Beach Property which was purchased by the Town in 1972 and is described in a deed recorded with the Worcester Registry of Deeds in Book 5292. Page 115; or act or do anything in relation thereto.

Mike Goddard moved to support the Article as written. Barry Iadarola seconded the motion, which was approved unanimously.

8:35 - Consideration of 11/5/14 Special Town Meeting Article 24:

The Community Preservation Committee recommends that the town set aside for later spending from the FY15 Community Preservation Revenues \$30,883 (10%) for open space; \$30,883 (10%) for historic preservation; \$30,883 (10%) for affordable housing, \$15,441 (5%) for administration and \$200,744 (65%) to the Community Preservation Budgeted Reserve. Peter Denton moved to support the Article as written. Wayne Wagner seconded the motion, which was approved unanimously.

8:36 – of 11/5/14 Special Town Meeting Article 22:

The Community Preservation Committee recommends that the Town transfer \$540.40 from the Community Preservation Budgeted Reserve Account to fund the remaining fee for the closing on the Paddock/D'Alessandro property at Providence Road in Mendon. Mike Goddard moved to support the Article as written. Barry Iadarola seconded the motion, which was approved unanimously.

8:37 – Anne Mazar informed the committee of a joint meeting with Medway CPC in Medway on December 1st at 7pm at the Thayer Homestead on 2B Oak Street, of Main Street (Route 109) in West Medway.

8:40 - Peter Denton made a motion to accept the minutes of the 9/25/14 meeting minutes. Barry Iadarola seconded the motion and it was unanimously approved.

Peter Denton made a motion to adjourn the meeting at 8:45 PM. It was seconded by Barry Iadarola and was unanimously approved.

Minutes compiled by Bill McHenry