

**Community Preservation Committee
Meeting Minutes
Thursday, June 9, 2015, 7:30pm
Charles River Bank Conference Room**

Members present: Bill Aten, Dan Byer, Peter Denton, Barry Iadarola, Anne Mazar, Rich Schofield and Wayne Wagner.

There was a discussion on the value of the Cox property open space and house. The plan would be to put a historical preservation restriction on the façade of the house and maybe some of the stonework, divide off a house lot, prepare a septic plan, appraise it and then sell it to the highest bidder. The CPA funds would be reimbursed, the house would be preserved, the town might have extra funds from the sale and a private owner (not the town) would be responsible for the care of the house.

Rich made a motion see if the Town would transfer \$7,000 from the Community Preservation Historical Preservation Account to prepare a plan creating a separate lot in compliance with applicable zoning on which the existing house and sheds at 34 George Street are located; prepare an appraisal on the property; and to prepare septic plan for said a house; provided that upon the sale of the land and house, the net proceeds of the sale shall be used to reimburse Community Preservation Historical Preservation Account for such sum; and expend funds only when the town owns the property; or act or do anything in relation thereto; Wayne seconded the motion and it was unanimously approved.

Anne asked the members to look at the CPA web page on the town website to see the new CPA project section that Dan posted and to give Dan and Anne feedback. Dan posted photos and descriptions highlighting some of some of the CPA projects. Anne thanked Dan for putting the time into posting the projects.

Anne said the cost of surveying 13 Pleasant Street was \$8,000, not the \$3,000-5,000 and thought at this time that was not a good use of CPA funds. **Rich made a motion to rescind the vote made on May 7th to transfer up to \$5,000 from the Mendon Land Bank to fund surveying the town-owned 13 Pleasant Street; Peter seconded the motion and it was unanimously approved.**

Peter made a motion to approve the minutes of the 5/7/15 meeting; it was approved; with Rich abstaining.

The warrant articles were reviewed.

Alan Tetreaut, Highway Surveyor, had an engineering plan done to improve the historic village area using CPA Administration funds. The design upgrades the sidewalks, crosswalks and brings the historic village center to ADA standards. This plan is part of Town Village/Town Hall Campus restoration plan. The committee members generally approved the plan, but could not vote on it until more information was available for the total plan and specific questions to Alan.

Anne brought up the idea of using CPA Administrative funds to purchase an ARC GIS computer program to help with mapping for CPA projects and grants. Anne has a college volunteer who is willing to volunteer this summer to create trail maps for the Inman Hill Wildlife Conservation Area, but would need access to a computer program, such as ARC GIS. Dan will look into the various applications of the program to see if it would be suitable for open space, historic, affordable housing and recreation mapping. He will report back at the next meeting.

Peter made a motion to adjourn the meeting at 8:39 pm, Barry seconded the motion and it was unanimously approved.

Submitted by Anne Mazar