

**Community Preservation Committee  
Minutes  
11/20/19, 6:30PM  
Miscoe Hill School**

Members Present: Dan Byer, Peter Denton, Barry Iadarola and Lawney Tinio.

Called to order 6:30

**Barry made a motion to accept the minutes of the 9/30/19 meeting, Peter seconded and it was unanimously approved.**

The committee discussed Article 11. This is the annual split of the CPA funds. Per the email from the CPA coalition there may be additional funds from the state once their budget is final. **Lawney moved that the Community Preservation Committee recommend the Town set aside for later spending from the FY20 Community Preservation Revenues \$54,175 (10%) for open space; \$54,175 (10%) for historic preservation; \$54,175 (10%) for affordable housing, \$27,087 (5%) for administration, and \$352,136 (65%) to the Community Preservation Budgeted Reserve Barry seconded the motion and it was unanimously approved.**

The committee discussed Articles 13-16. These are to develop an access road to the back portion of the Paddock/53 Providence St property. This access is needed to develop a public water supply for the future affordable housing project proposed for the parcel. Dan explained that this language was a placeholder and is now not needed as there will be no cost to Kinder Morgan for the easement over the pipeline. **Dan moved that the Community Preservation Committee recommend the Town Passover Article 15, Lawney seconded the motion and it was unanimously approved.**

The committee discussed Article 16. This would authorize the Select Board to negotiate and accept an easement over the gas pipeline. **Lawney moved that the Community Preservation Committee recommend the Town vote to give the Board of Selectmen authorization to accept an easement over a portion of Kinder Morgan's Tennessee Gas Pipeline located on parcel 46-1 Providence Street, Mendon, MA to access Town-owned 52 Providence Street, Mendon, MA, Peter seconded the motion and it was unanimously approved.**

The committee discussed Article 15. This article is for an easement over 46-1 Providence St to access the back side of the town-owned 52 Providence St for a public water supply for the future affordable housing project. Peter stated he was not in favor of this at this time. He felt this should wait for a more complete proposal that also includes the housing. Lawney stated he is concerned this came up so suddenly and would rather have more time to study it. Bill McHenry joined the meeting to explain the proposal in more detail. He stated they are working on a grant to fund the engineering costs for the public water supply, but first have to gain access to the back portion of the land. They have determined this easement is the most cost-effective way to access the area for the proposed well. The committee discussed approving the article to allow the towns people to debate it on the floor. **Lawney moved that the Community Preservation Committee recommend the Town vote to transfer \$121,000 from the Community Preservation Act Affordable Housing Account for acquisition and site costs for an easement to the Town of Mendon through parcel 46-1 Providence Street, Mendon, MA to access Town-owned 52 Providence Street, Mendon, MA, Barry seconded the motion and it was approved by Dan, Lawney and Barry, and Peter-abstained.**

**Lawney moved that the Community Preservation Committee recommend the Town vote to give the Board of Selectmen authorization to accept an easement through lot 46-1 Providence Street owned by Michael A. Ferrucci to access Town-owned 52 Providence Street, Mendon, MA, Barry seconded the motion and it was unanimously approved. Barry made a motion to adjourn, Peter seconded and all approved. The meeting was adjourned at 6:42.**

Submitted by Dan Byer