

**Community Preservation Committee**  
**Minutes**  
**2/29/24, 7:00 PM**  
**Hybrid Meeting**

**Members Present:** Dan Byer, Peter Denton, Michael Goddard, Barry Iadarola, Anne Mazar and Kathy Schofield. **Others Present:** Ellen Agro, Phil Cieply, Diane Howell and Peg Nogueira.

The meeting started at 7:00 PM with committee member introductions.

**Barry made a motion to accept the 2/12/24 minutes as written, Mike G. seconded the motion, and it was unanimously approved.**

**Mike G. made a motion to recommend that the town transfer funds from the CPA Administrative account to pay Northeast Geoscience \$1,824.13 for the remaining cost of wetland surveying and well permitting at 52 Providence Street, it was seconded by Peter and unanimously approved.**

**Barry made a motion to transfer funds from the CPA Administrative account to pay Gannett News \$383.56 to pay for the legal notice for a required public meeting, it was seconded by Mike G. and unanimously approved.**

**Mike G. made a motion to transfer funds from the CPA Administrative account to pay Guerrier and Halnon \$1,800 to put in survey markers at 43 Quissett Road, it was seconded by Barry and unanimously approved.** Barry suggested looking into cement markers that might be more permanent tan pins and could still be mowed over. Anne will pass this information on to Isabella Genova, the Mendon Conservation Agent.

Anne announced that Mendon was awarded a \$50,000 Mass Housing Grant to assist Mendon in determining the best way to successfully build affordable homes on a portion of 75 Providence Street.

ATM warrant articles were discussed. Phil said that they would like to add an addition to their previous request, a basketball court to the senior/community center building. After a discussion, Dan said that they need another basketball court and it would save money, since they will already be doing the excavation at the site. **Mike G. made a motion to see if the Town will transfer a sum of money from the CPA Accounts to install two pickleball courts, one bocce court, one basketball court and two shuffleboard courts at the site of the proposed new Senior/Community Center at 3 North Avenue; or act or do anything in relation thereto, it was seconded by Dan and unanimously approved.** (\$208,000 two pickleball court \$100,000, one bocce court \$18,000, two shuffleboard courts \$40,000 and one basketball court \$50,000)

**Kathy made a motion to see if the Town will transfer a sum of money from the CPA Accounts to hire an engineer to design a walking loop trail from 3 North Avenue to 20 Milford Street to 31 Brookview Lane and a separate loop trail from 131 North Avenue to 101 North Avenue to Hopedale conservation areas with portions to include ADA accessible**

**trails; or act or do anything in relation thereto, it was seconded by Mike G. and it was unanimously approved. (\$3,000)**

**Dan made a motion to see if the Town will transfer a sum of money from the CPA Accounts to fund design, excavation, purchase of disc golf equipment and installation of a 9-hole disc golf course; or act or do anything in relation thereto, it was seconded by Mike G. and it was unanimously approved. (\$46,500 = \$7,000 design, \$12,500 equipment, \$7,000 installation and \$20,000 excavation) Ellen left the meeting.**

**Peter made a motion to see if the Town will transfer a sum of money from the Community Preservation Accounts to fund the FY25 Police Station Debt Exclusion; or act or do anything in relation thereto, it was seconded by Barry and unanimously approved. (\$101,355)**

**Barry made a motion to see if the Town will set aside for later spending from the FY25 Community Preservation Revenues (10%) for open space; (10%) for historic preservation; (10%) for Affordable Housing, (65%) Budgeted Reserve and (5%) for administration; or act or do anything in relation thereto, it was seconded by Peter and unanimously approved. This is a state requirement. (\$649,267 = surcharge \$449,139 and \$200,128 from the state.)**

**Barry made a motion to see if the Town will transfer a sum of money from the Community Preservation Accounts to fund the FY24/FY25 Part time Affordable Housing Coordinator Position; or act or do anything in relation thereto, it was seconded by Peter and unanimously approved. (\$8,360 - Last year was covered by a CMRPC grant and this year the total cost will be \$16,720. CPC wanted to split this amount over two years, last year and this year.)**

Dan said lights are needed on the basketball and tennis courts. With the field lighting approved, he thought the town would save money to have this new lighting installation at the same time as the other project. **Barry made a motion to see if the Town will transfer a sum of money from the CPA Accounts for lighting the tennis and basketball courts at 29 Millville Street; or act or do anything in relation thereto, it was seconded by Mike G. and it was unanimously approved. (\$50,000 estimate)**

**Mike G. made a motion to see if the Town will transfer a sum of money from the CPA Accounts for phragmites removal at Meadow Brook Woods, 100 Park Street; or act or do anything in relation thereto, it was seconded by Dan and it was unanimously approved. (\$3,000 estimate)**

**Mike G. made a motion to see if the Town will transfer a sum of money from the CPA Accounts to subsidize an affordable housing project at 52 Providence Street; or act or do anything in relation thereto, it was seconded by Barry and unanimously approved. (This would be from the CPA Affordable Housing Account ~\$600,000, but unknown until bids for project come in.)**

Ellen, Peter, Peg, Diane and Phil left the meeting.

**Dan made a motion to go into Executive Session to consider the purchase, exchange, lease or value of real properties if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, Barry seconded the motion and it was approved by a roll call vote.**

**Barry made a motion to come out of Executive Session, Mike G. Seconded the motion and it was approved by a roll call vote.**

**Barry made a motion to adjourn at 8:38 PM, Mike G. seconded the motion and it was unanimously approved.**

Respectfully submitted by Anne Mazar