

**RECEIVED**

By KWilber/Assistant Town Clerk at 9:45 am, Feb 02, 2024

TOWN OF NORTHBOROUGH Community Preservation Committee

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

Community Preservation Committee
January 4, 2024
Meeting Minutes
Approved As Amended February 2, 2024

This meeting was conducted in the Select Board meeting room and broadcast via Live Stream link YouTube with the link provided on the agenda.

Members Present: John Campbell, Chair; Leslie Harrison, Jeff Leland, Sean Durkin, Peter Martin, Millie Milton, Andy Clark, Todd Helwig, Andy Dowd

Others Present Laurie Connors, Town Planner; Allie Lane, Recreation Department; David Sherman, Gordon Hart, First Parish Church; Rae Carlsen, Rick Leif, NAHC

The meeting opened at 7:10 pm. The Chair read the public hearing notice into the record.

Consideration of Minutes from December 7, 2023

Mr. Campbell suggested a correction to the minutes regarding the Affordance Housing Development Reserve Fund. Discussion followed. Mr. Martin made a motion to approve the minutes from December 7, 2023, as amended. Mr. Leland seconded the motion. Roll call vote followed, 7 were in favor, 2 abstained.

Continuation of Public Hearings for FY2025 CPA Applications

Melican Middle School Courts (\$75,400)— This application was rescinded by the Recreation Department Director, as the proposed budget was too high.

Sound Proofing of Outdoor Pickleball Courts (\$54,500)—Allie Lane updated the CPC on this application and provided copies of emails and phone messages received from abutters regarding the noise level. She also shared pictures of the soundproofing material and explained where the soundproofing would be located. Other towns have indicated that soundproofing makes a difference in the reduction of the noise. Ms. Lane said the product will require little maintenance and will be up year-round.

First Parish Church Structure Restoration of Steeple (\$210,000)—David Sherman and Gordon Hart followed up on their presentation from last month. Their request for money is for the structural restoration, which can't be seen from the outside. They have a proposal from Minute Man for the structural work. Nothing that Chris Burgess has done includes structural work. There is still the bell cradle to consider. Mr. Campbell talked about the applicability of the project and agreed that it did benefit the community, that the building was part of the historic district and that it was used by all members of the community. He believes everything is in a better position this time for evaluation by the CPC. It will be taken to the next step.

Aqueduct Historic Marker (\$4,729)— Applicability was discussed. Mr. Campbell agreed that it was part of the overall restoration and recognition of the aqueduct.

Affordable Housing Development Reserve Fund (\$126,855.65)—Mr. Leif indicated there were currently no updates, but it was agreed that they would like to have \$500,000.00 in reserve. Mr. Campell stated that, ultimately, they are re-authorizing 2016, 2017, 2018, 2019 unallocated monies totaling \$373,144.00. The current application is for a new round of funding to the NAHC for \$126,855.65 subject to the funding agreement consistent with previous years. This would leave \$500,000.00 available to the NAHC.

Conservation Fund (\$350,000)—Mr. Campbell and Leslie Harrison presented on behalf of Open Space Committee. They are requesting that \$350,000.00 be added to the Open Space Fund. The current amount in the Conservation Fund is approximately \$664,000.00. The Open Space Committee has a goal of reaching and maintaining \$1 million in that fund for the purpose of land preservation and to capitalize on opportunities when they come up. Mr. Campbell said since the CPC's last meeting, the town was presented with a purchase and sale agreement and a notification that the property at 432 Whitney Street would be potentially taken out of chapter 61a if sold to the current potential buyer; with that program, the town has the right of first refusal to acquire that land. The purchase and sale price is \$1.7 million. Mr. Campbell explained the location of the 23.77-acre parcel, and that the owner of this property is also the owner of 429 Whitney Street ("Anza Farm"). He said the potential buyer was interested in using that property as industrial land and that there was a possibility of putting a spur in the railway. Mr. Campbell said the Open Space Committee met in December and members unanimously voted to recommend that the town purchase the land, and to put that forth to the Select Board. It was his understanding that the Planning Board similarly authored and approved a similar letter by unanimous vote. He believed conservation fund money would be needed for the purchase, and that maybe additional funds could come from other CPA resources. There is currently no application or proposal to bring it forth today, but he was going to recommend that the public hearing is kept open to February 1st.

Discussion of CPC Budget

White Cliffs Bond—Mr. Clark made a motion to fund \$164,641 for the White Cliffs bond out of new revenue. Ms. Harrison seconded the motion. Roll call vote followed, all were in favor. Discussion followed with thoughts on how to proceed with White Cliffs. Ms. Connors said she will be going before the Select Board with a request for ARPA funds to pay for community outreach. Mr. Helwig suggested use of the CPC administrative funds; he thought Mr. Saginor had explained it could be used as way to help make decisions. Ms. Connors didn't interpret that in the same way. Mr. Campbell said Mr. Saginor provided guidance that the administrative fund should be for the business of this committee. Ms. Connors felt the best scenario would be if the Select Board authorizes ARPA funds, that would be the quickest funding source.

Administrative Fund—Mr. Campbell explained that the administrative fund is for the purpose of the business of the committee and is used for clerical fees and paying dues to the Community Preservation Coalition. Ms. Harrison made a motion to allocate \$41,000 from new revenue. Mr. Leland seconded the motion. Roll call vote followed, all were in favor.

Soundproofing of Outdoor Pickleball Courts—Ms. Harrison made a motion to allocate \$54,000 for soundproofing of the pickleball courts, to come from new revenue. Mr. Leland seconded the motion. Roll call vote followed, all were in favor.

First Parish Church Structure Restoration of Steeple—Ms. Milton made a motion to allocate \$210,000 for restoration of the steeple. Mr. Durkin seconded the motion. Roll call vote followed, all were in favor.

Aqueduct Historic Marker—Ms. Harrison made a motion to allocate \$4,729 from new revenue for the marker. Mr. Leland seconded the motion. Roll call vote followed, all were in favor.

Affordable Housing Development Reserve Fund—Mr. Clark made a motion that the \$373,144.35 in funding remaining unallocated from the 2016, 2017, 2018 and 2019 approved funding be extended until June 30, 2025, to be made available to the NAH. Ms. Milton seconded the motion. Roll call vote followed, all were in favor. Mr. Clark next made a motion to allocate \$126,856 to the NAHC from new revenue, subject to the funding agreement per previous years. Mr. Leland seconded the motion. Roll call vote followed, all were in favor.

Conservation Fund (\$350,000)—Mr. Dowd made a motion to fund the conservation request of \$350,000 from a combination of \$218,274 from new revenue and \$131,726 from unreserved. Mr. Leland seconded the motion. Roll call vote followed, all were in favor.

Discussion followed regarding possible uses of 432 Whitney Street for housing and/or open space.

OLD/NEW BUSINESS

Continuation of the Public Hearing—Ms. Milton made a motion to continue the public hearing to February 1st. Mr. Durkin seconded the motion. Roll call vote followed, all were in favor.

The meeting adjourned at 8:36pm.

Respectfully submitted,
Brenda DiCeglie, Board Secretary
Michelle Cilley, Board Secretary