

CPC Meeting Minutes  
4/30/14  
Flynn Building, 7:30 pm

PRESENT: Christopher Morely, Sherrill Cline, Thomas Friedlander, Jim Hill, Bill Kneeland

ABSENT: John Drobinski, Seamus O'Kelly, Bobby Beagan, Lynne Remington

### **Administrative Fund Request** - Wayside Inn

Ms. Kablack distributed a memo dated 4/30/14 requesting \$6,000 for appraisals and other information necessary to define the value of approximately 13 acres of land owned by the Wayside Inn as a potential preservation project using CPA funds.

Jim Hill stated that he has been recently appointed to the Wayside Inn Board of Trustees. Jim noted that there is much work to be done on the property and funds are needed. They have needs to help them be more self-supporting, and their goal is to preserve the entire property at some future date.

Chris Morely noted that at a recent meeting with the president of the Trustees, he was not overly supportive of working on the preservation piecemeal, but that the CPC does not have the funds currently to take on that large of a project. He noted that the Wayside Inn Trustee President stated that this small project would endow them for a significant time period.

Jody Kablack mentioned that the Town holds a right of first refusal on the Wayside Inn property which was granted at the time of the last CPA fund request.

Sherri Cline asked what SVT's role will be in this project. Jody noted that a restriction can be co-held, as is done with Pantry Brook Farm and Nobscot Reservation. The Town benefits from the relationship with SVT as the monitoring agent.

Sherri Cline also asked if this expenditure next year would fit into the CPC budget projection, and would be doable next year.

Tom Friedlander inquired about the entirety of the Wayside Inn holdings, and the impact of the 2 identified parcels if they were to be developed. Jody noted that the entire property is approximately 125 acres with several buildings. Any restriction of the entire property would have to identify building envelopes so that the Inn could fulfill their master plan in the future, including the construction of new buildings or additions. The 2 properties under discussion could easily be sold off if needed, and are not property that they are currently considered for expansion. Preservation of these parcels is an easy start.

Motion made, seconded and voted unanimously to allocate \$6,000 for this request.

### **2014 Annual Town Meeting**

At the request of the Moderator, the CPC was asked to consider several items:

1. If an amendment was made to Art 32 to include Greenways, would they have a position?
2. Should the CPC notice a meeting for the nights of Town Meeting so that if they need to make any decisions on amendments, they would be able to?
3. Do they have a position on Articles 45 and 46?

Rail Trail amendment - Bill Kneeland did not participate in the discussion since he is a potential abutter to the rail trail. The CPC felt that any change to the basic premise of the article would need CPC approval, not just the funding amount. They also did not feel that they would seek reconsideration of the CPC position if that came up at Town Meeting, as the issue is complicated and they spent considerable time already discussing it.

A meeting of the CPC will be noticed for Town Meeting should they need to caucus.

Article 45 - Use of CPA funds to put into the Conservation Fund. The CPC discussed the premise, it was noted that use of funds in the Conservation Fund were always brought to Town Meeting in the past. The CPC did not support this article, and encouraged the petitioner to discuss the issue with the CPC in the fall. Motion made, seconded and voted unanimously not to support article 45.

Article 46 - Bill Kneeland abstained from participating in the discussion. The CPC typically does not mandate who manages a project in its project approval. Motion made, seconded and voted unanimously to not support article 46.

### **Minutes**

Motion made, seconded and voted to approve the minutes of 1/29/14.

Meeting adjourned at 8:45 pm