

**Community Preservation Committee  
Minutes  
November 14, 2002  
Town Hall**

Present: Sigrid Pickering, Carole Wolfe, Steve Swanger, Judy Sheldon, Kirsten Roopenian, Chris Morely, Sheila Stewart, Paul Griffin, Jody Kablack (Town Planner), Maureen Valente (Town Manager)

S. Pickering opened the meeting at 7:35 pm. The committee reviewed the minutes of Nov. 7, 2002 and approved them with minor corrections.

**Rail Trail**

Bill Place, Director of Public Works was present to continue discussion on this proposal. Portion of the Bruce Freedman bike trail, designed in 1980's. Extends from Lowell to Framingham. EOTC said we cannot get any funds to construct without doing design. \$6/foot to design. \$40-60/foot to construct. (4000'=\$200,000) Will open up access to Ti-Sales and Featherland Park. Will not be for vehicles. Only 10' wide. Culvert crossing will require Order of Conditions from ConCom. Old complaints will most likely be brought up. New Bike Trail Committee met last week. They will be contacting abutters in the near future. Advocates of other bike trails will be meeting with the committee. Town has asked CTPS to conduct a feasibility study of the corridor to update the information. After design is complete, town can apply for enhancement funds and other state transportation money.

C. Wolfe asked how far beyond the 10' width would need to be cleared. Approximately 2-4' shoulder on each side will be needed.

Recent litigation in a western MA town regarding abutters rights to the center point of the corridor. M. Valente responded that this will have to be investigated. Most of abutting land is owned by the town.

J. Sheldon asked if there is any provision for parking area? Will there be vehicular access along the corridor to Ti-Sales? This proposal will not address the vehicular access. That may happen in the future, but will not be in the design that is being requested for funding under the CPA.

What are the design specifications? Any state funding will require the trail be paved to a minimum of 10' wide.

S. Pickering inquired to TPL whether design is eligible under the CPA. It is, but it would be better if design and implementation were both in proposal. This would mean that the funding required would be \$250,000. However, the town would have full control of the construction and could vary the requirements.

C. Morely stated that using the intersection of Hudson Road as an access to the recreation land behind Ti-Sales is very dangerous. Land there is suitable for 2 recreation fields currently, but because of the access it is not used.

How do you keep snow mobiles and mopeds off the trail? Enforcement issue. Police on bikes are typically used.

S. Pickering asked whether the CPC wanted to consider this as a full design and construction proposal. Question is still open as to whether design only is eligible.

### **Current Business**

Annual Town Report will be drafted by the co-chairs and circulated at the next CPC meeting.

R. Tyler submitted additional information on the Northwood Community Housing proposal.

How realistic is it that the housing can be delivered within the next year, since the proposal seeks funds at the 2003 ATM?

There is no substantiation on how the money will be spent, or what exactly it will cover. The proponent does not own the property.

### **Discussion with Maureen Valente**

Wanted to assist committee in budgeting. Is submitting information for committee's use. Only suggestions, but wanted to put financial information into a context

#### 1. Fiscal Year Revenue Policy

In order to prevent a revenue shortfall, the CPC should only recommend projects for the following fiscal year that spend no more than 90% of the current year's estimated revenue, plus any carried forward revenue. This would be approximately \$900,000 in FY04. This is a conservative view.

#### 2. Reservation of non-allocated revenues (non 10%) for open space purchases.

Save to purchase large parcels of land identified in LUPC report or Open Space report.

#### 3. Bonding Policy

Bond all land acquisitions for a minimum of 15-20 years. Since land does not depreciate nor lessen in value, it will provide value and service to residents for many years. It is not desirable for the burden of payment for such as asset to be borne only by current residents of the Town.

CPC discussed M. Valente's hypothetical budget using her proposed fiscal policies.

Difficult to project beyond 2 years. Shows total amount to be projected in each category.

### **Scenario for the Cutting property**

If bonded for 20 years, debt service is approximately \$576,000 in the first year (decreasing after that). Can almost be covered using fiscal policy 2.

Does not leave enough in 10% open space category for the Dickson purchase. This might also need to be bonded.

### **Use of FY03 money prior to FY04**

If money is needed prior to Town Meeting, need to notify the Board of Assessors before December 31, 2002. It still must be appropriated at the 2003 ATM, but is available once it is appropriated by Town Meeting. If there are no funds needed before July 1, 2003, then don't need to do anything.

### Timing of projects

Try not to get caught up in artificial time deadlines, such as the annual town meeting. Cutting is an example. Need time to fully develop issue and alternatives. Allow projects as much time as they need for full discussion. Encourage flexible time lines for certain projects.

Investment of CPA funds will be the same as the trust fund. Done by financial advisors. Town is limited in types of investment it can make, mostly in Treasuries and solid corporate securities. Not sure how interest is spent. It stays in the CPA fund, but not sure whether it has to go into each 10% category.

K. Roopenian stated that the CPA does not have to be the only funding source for large land purchases. Town Meeting can still proceed to purchase land. For some projects, both sources can be used. Is this impossibly difficult? No, this can be calculated and can be structured. It will ultimately be up to the town to decide what projects it wants to fund how it wants to do this. Also, should also continue to petition the state for Self-Help funds and any other outside funding source. CPC should look at projects in front of them, and also anticipate future projects.

### Discussion on Fiscal Policies

- Policy 1 – budget for only 90% of the anticipated revenues.  
CPC voted Policy 1.
- Policy 2 – Reservation of non-allocated revenues for open space purchases.  
S. Swanger recommended language of policy be amended to include other issues identified by Town as holding potential for affordable housing, recreation, open space preservation, and/or historic preservation. Not just for land purchases. CPC members agree with the intent, but want to think about it longer. Try to be conservative with funds and have to anticipate future expenditures.
- Policy 3 – Bonding Policy  
CPC voted Policy 3.

### **Proposals**

Curtis Fields – School Committee has responded that they have plans for a well and an irrigation system, so CPA does not have to fund this.

Water Row - S. Pickering confirmed with Chris Saccardi from TPL that Water Row is not considered a capital project and is therefore not eligible.

Rail Trail – This is only a portion of the actual project. Construction costs for this segment, and design and construction for the entire 7 miles is still up in the air. CPC must make a policy decision on whether they want to fund rail trails. C. Wolfe read results of Open Space and Recreation Plan survey regarding use of the rail trail in its current state.

Cutting – no update. Will be bookmarked for discussion at Dec. 4<sup>th</sup> forum if offer is final or close to final by that date.

Dickson – CPC agreed to use entire 10% allocation for open space and 5% of historic funds. Will require bonding.

SHA Rental Units – 10% does not fund proposal. Money may not be needed for several years. Can this be divided up into several appropriations? There are economies of scale in developing > 1 site at a time. Not prudent to scale it back to 1 building at a time. SHA thinks scattering the housing in several places helps the political argument at Town Meeting. S. Stewart thinks we should support this proposal. A comprehensive permit would be less desirable in most locations.

Would the SHA be amendable to scaling project down to their 10% for FY04? S. Swanger thinks that they can produce 17 units with the \$320,000. Specific parcels will be determined prior to Town Meeting so that the appropriate transfers can be voted. Further concerns made regarding the Washbrook and Pine Ridge parcels. They have recently been impacted by the construction of the DPW building, and will be very vocal. SHA will continue to think about this.

Hosmer House – proposal is just above their remaining 5% allocation (other 5% directed to Dickson). Important to include contingency since construction will most likely involve additional work.

Memorial Congregational Church – without a permanent restriction in place, CPC does not feel the project meets their goals. C. Wolfe and J. Kablack will work on letter to be sent.

Rail Trail - Not ready for this funding cycle. Dialogue will continue now that Bike Trail Committee has been formed.

Question was raised as to whether the CPA projects will be in 1 article, or several. J. Sheldon will research how other towns have presented to Town Meeting.

### **Public Forum**

J. Kablack outlined potential topics for agenda.

CPC members will guide discussion on various agenda items. Proponents will be asked to give brief presentation. CPC members do not feel that they should present specific projects.

Members are encouraged to think of other things to discuss and other questions to put out to audience. Forum will be interactive.

### **Next Meeting**

Wednesday, December 4<sup>th</sup>, 7:30 pm, Goodnow Library

Meeting adjourned at 10:10 pm.  
Minutes taken by J. Kablack.  
Approved by the CPC on 12/9/02.