

Community Preservation Committee
Minutes
Thursday, May 4, 2006
Town Hall

Members Present: Chris Morely, Richard Bell, Mark Kablack, Carole Wolfe

Not Present: John Drobinski, Tara Reed, Sheila Stewart, Alan Jefts

The meeting was called to order at 7:40 p.m.

Review Minutes from Previous Meetings

The Executive Session Minutes from the November 16, 2005 meeting were reviewed. A motion to accept was made by Richard Bell, seconded by Mark Kablack.

Vote 4-0 Unanimous

A motion to accept the Minutes from the January 4, 2006 meeting was made by Mark Kablack, seconded by Richard Bell.

Vote 4-0 Unanimous

The Minutes from the February 1, 2006 meeting were accepted on a motion made by Mark Kablack, seconded by Richard Bell.

Vote 4-0 Unanimous

The Minutes from the meetings on April 2, 2006 and the February 15, 2006 Executive Session will be reviewed at a future meeting.

Wayside Inn Preservation Restriction

Fred Pryor, representing the Wayside Inn Board of Trustees, and Jody Kablack, Director of Town Planning, met with the Committee to discuss a previous request by the Committee to revise the Historic Preservation Restriction on the Wayside Inn property.

Mark Kablack explained to the Committee that in researching the preservation restrictions, he felt the wording of the draft restriction is sufficient to protect the Wayside Inn and allows the trustees stewardship of the property. He noted that he believes that the weaknesses in the past certification have been resolved.

Mr. Pryor informed the Committee that the Board of Trustees felt that the current preservation restriction was sufficient to protect the property and that they were not interested in adopting the Mass Historic Preservation requirements under MGL C.184.

Carole Wolfe commented that she would like to see more restrictions put on the perimeter of the Wayside Inn property and would also like to see restrictions put on development or the sale of the land bordering the campus.

Chris Morely suggested that the town be offered the Right of First Refusal in the event that any Wayside Inn land were to be sold. Mr. Pryor agreed to bring the matter before the next Trustee's meeting.

Jody Kablack stated that she would like to see a partnership develop between the town and the Wayside Inn Trustees in regards to preserving this land. She also would like to review their master plan to determine how CPA funds may be used to help with the historic preservation of this property.

A motion was made by Mark Kablack, seconded by Richard Bell, to approve a form of restriction to be put in place based on the current draft and that the town be added to participate at the same level as the Mass Historic Commission in any changes to the Wayside Inn; and to add that the Town be offered the Right of First Refusal in the event any of the property were to be sold.

Vote 4-0 Unanimous

Update on Housing Specialist Position

Jody Kablack informed the Committee that CPA Administrative Expense funds cannot be carried forward to be used for salary. Therefore, funds to support the Housing Specialist position will be used from this fiscal year from now through June 30, 2006. Fiscal 07 funds will have to be used to cover the position starting July 1, 2006.

Town Center Project

The Town Center Project is progressing and a Public Forum will be held on May 31, 2006 for public input on the design plans.

Johnson Land

This parcel of land contains thirty acres and is being reviewed for open space and housing opportunities. Administrative funds will be used for appraisal and soil testing.

Assistant Town Planner

Jody informed the Committee that the search for an Assistant Town Planner will begin shortly. She noted that the position will be funded five hours per week from CPA funds and that any time spent on CPA will be documented as such.

Other Business

- Rail Trail Committee has hired a company to conduct a Feasibility Study for the project.
- The ribbon cutting ceremony for the Cutting Field Park will be scheduled after the parking lot is paved. Mr. Cutting has approved the construction of the kiosk and to mark the trails. Landscaping ideas to buffer the field from the street include placing barrels with flowers by the fence for the warm seasons and then to remove the barrels for the winter months.
- Willis Pond dock has been purchased and has been set up at the pond.

Meeting adjourned at 8:40 p.m.