

**Community Preservation Committee
July 25, 2007**

Meeting Minutes—Chris Morely

Begin 8:30 A.M.

Dick Bell
Sherri Cline
Chris Morely
Tara Nolan

Jody Kablack, Director of Planning and Community Development, spoke of the need for additional funding in order to complete the rail trail title search approved at the last Town Meeting. The need is greater than \$5,000. Of 64 parcels of land, 16 require further investigation. The 4-season wildlife study of the rail corridor, also approved at Town Meeting, is set to begin in the fall. However, the Selectmen were firm at Town Meeting and elsewhere that no further authorized work on the rail trail will begin until results (positive) are obtained from the title search. Any delays in completing the title search will push back the wildlife study, season by season. Dick moved to spend \$5,000 of CPC Admin Funds to complete the title search, any remaining amounts necessary to come from other sources. Tara seconded. Unanimous.

Jody Kablack, Director of Planning and Community Development, explained the Town's history of being offered the Young's 61A parcel on Boston Post Road, and discussed the possible CPA uses for it (housing, open space, recreation [ice skating]). Beth Rust, Community Housing Specialist, presented a pro forma budget for constructing community housing units on the Young property, and discussed how the funds for development might be obtained. Jody asked the Committee for \$3,500 for an appraisal. Town Counsel wants the appraisal completed prior to the Selectmen's required September vote to exercise (or not) the town's 61A rights. Sherri asked for confirmation about the state statutory requirements re: appraisals-- the Town cannot legally pay more than 110% of the appraised value to acquire a property. Tara expressed concern about the amount of Admin funds recently expended so early in the year. Some of the most recent such expenses were actually paid out of last fiscal year, but all agreed that caution was to be exercised. Dick moved to expend the \$3,500 from Admin Funds, Tara seconded, unanimous.

Adjourned at 9:15 A.M.