

Community Preservation Committee Meeting
Wednesday, July 26th, 2023

Present: Tom Callahan, (Chair), Jenny Russell (Vice Chair), Peter Jackson (Treasurer) Linda Weld, Kathleen O'Donnell, Ted Carroll, Cheryl Tougias, Sr. Administrative Clerk Julia Getman.

Absent: Wendy Garpow Joseph Duffy.

1. Administrative Items:

The fourth meeting of FY2024 was called to order via Zoom at 3:01 p.m. and Mr. Callahan introduced the CPC members. On a motion by Mr. Jackson, seconded by Ms. Russell, the 7/6, 7/12, and 7/19 meeting minutes were approved, 7/0/0. Mr. Jackson said that he and Ms. Weld had been working on improving the scoring system and suggested forming three subcommittees to address the three CPA categories.

2. Review and Discussion of Eligibility Applications:

Andrews Park Baseball Field: Applicant Steve Novak discussed a proposal to replace the backstop fence on the baseball field with a higher, safer fence to protect neighboring homes and the parking lot from fly balls. He noted that the Mary C. Lane field was funded for a similar project in FY2023. \$40,000 was requested.

3. Discussion of Application Rating System

The CPC acknowledged that \$3M in funding was being requested when \$1M was available, when in FY2023 all projects were fully funded. It was suggested that time-sensitive projects be considered, asking applicants to reduce the funding request, asking applicants to return in FY2025, prioritizing new initiatives, considering applications that can find other sources of funding, distributing funds equally, determining which projects will require full funding, and determining how CPC funding might affect the capabilities of the organization. Three rating categories were proposed: ineligibility, recommending reapplying in FY2024, and competing for funding in this round, with conditions.

4. Review Process and Discussion of Eligibility Applications

Affordable Housing Trust: Ms. Tougias noted that additional information would be forthcoming from Winter Valley once eligibility was determined. Having Winter Valley apply for funding through the Affordable Housing Trust (AHT), which is voted on at Town Meeting and had requested 33% of the CPC budget, was discussed. It was noted that Town Meeting voted to change the zoning to allow the project at Winter Valley and that having the AHT report back to the CPC on housing projects would be beneficial. On motion by Ms. O'Donnell, seconded by Ms. Russell, the CPC voted to draft a letter to the AHT and have it propose a dollar amount for the WV project, 7/1/0 with Mr. Jackson opposed.

Winter Valley Building Six: Ms. O'Donnell made a motion, seconded by Ms. Russell, to draft a letter to WV stating that the CPC believes the project is eligible but prefers that it be funded through the AHT, which was approved 7/1/0 with Mr. Jackson opposed. The funding, which is to be determined, will be part of a \$20M project.

Forbes House Museum Barn: The museum, which had received CPC funding in FY2023 for improvements to its barn, requested \$290,000 as part of the 2.5 million project. Ms. O'Donnell made a motion, seconded by Mr. Jackson, to support the submission of a full funding proposal for the project, and have the museum provide information on plans for the funds and a progress report of the fundraising that has taken place so far for the project, 7/0/0.

Town Lock-Up: Funding for restoration of the Lock-up, which had received funding in FY2023, received the same motion as the Forbes House, 7/0/0, on a motion from Ms. Russell, seconded by Ms. Weld.

Milton Cemetery Headstone Repairs: On a motion by Mr. Jackson, seconded by Ms. Weld, the CPC voted 7/0/0 to support the submission of a full funding proposal for the \$100,000 request for headstone repair. Phasing the funding was proposed.

Art Center Windows: The \$20,000 request for window repair was deferred for further study. Ms. Tougias made a motion, seconded by Mr. Callahan, to ask the Art Center to alter their proposal from replacement of windows to a window assessment to be performed by a historic preservation qualified consultant. It was approved 7/0/0.

Eustice Estate Masonry Repairs: It was agreed that the request was eligible, but that the \$80,000 request would need to be reduced. On a motion by Ms. O'Donnell, seconded by Ms. Weld, the CPC voted 7/0/0 to move the application forward with conditions.

Observatory Fence Repair: The recent renovations to the observatory were discussed, and it was agreed that the project was eligible for funding. On a motion by Ms. Russell, seconded by Ms. O'Donnell, the CPC voted 7/0/0 to support the submission of a full funding proposal.

Mobile Band Stand: Because the structure would be mobile, the CPC voted that the project was ineligible on a motion by Ms. O'Donnell, seconded by Mr. Jackson, 7/0/0.

Manning Park Pergola: The \$750,000 project was considered eligible, but the amount of use it would get was questionable and it was agreed that the request would need to be greatly reduced. It was noted that the Town had secured \$100,000 from an alternative source of funding. On a motion by Ms. O'Donnell, seconded by Ms. Russell, the CPC voted 7/2/0 to defer the application to FY2025 when more funding may be available. The motion was amended by Ms. O'Donnell to include that the funding request be greatly reduced, seconded by Ms. Russell, 7/0/0.

Town Center Basketball Court Upgrades: the public benefits of the \$75,000 request were addressed and the CPC voted 7/0/0 on a motion by Ms. Russell, seconded by Ms. O'Donnell to support the submission of a full funding proposal for the project.

Andrews Park Baseball Field Improvements: The commitment of the Town's Park and Recreation Department to provide maintenance and capital improvements was discussed. \$40,000 in funding had been requested. On a motion by Mr. Jackson, seconded by Ms. Weld, the CPC voted 7/0/0 to support the submission of a full funding proposal.

Peverly Playground Construction: The proposal, which had received funding for a study in FY2023, had requested \$250,000 in funding. The CPC agreed that because the project had strong community support and alternative sources of funding, to support the submission of a funding application at a reduced amount. Ms. Russell made the motion, seconded by Ms. O'Donnell, 7/0/0.

Popes Pond Pedestrian Bridge: Funding for construction of 300' trail leading to a new bridge which was funded in FY2023 was supported 7/0/0 on a motion by Ms. O'Donnell, seconded by Ms. Russell. A cost estimate had not been provided.

Popes Pond Access Study: The CPC discussed the high cost of making the trail around the pond handicapped accessible and it was suggested that the \$40,000 study overlap with the Brook Walk study. On a motion by Mr. Jackson, seconded by Ms. Russell, submission of a funding application was supported 7/0/0.

Kelly Field Dugout Upgrades: On a motion by Ms. O'Donnell, seconded by Ms. Russell, submission of a funding application was approved 7/0/0, but with far fewer funds than the requested \$176,500.

Open Space Restriction: The uncertainty of the "pieced together" application was discussed and it was agreed that the 6.8 acres of the former Carr estate could serve a better purpose. On a motion by Ms. Tougias, \$100,000 request was denied, 7/0/0.

Pine Tree Brook Walk Study: The creativity of the proposal was considered and on a motion by Mr. Jackson, seconded by Ms. Tougias, the CPC voted to support the submission of the full \$30,000 funding proposal, 7/0/0.

Neponset Estuary Study: On a motion by Ms. O'Donnell, seconded by Ms. Tougias, the CPC voted 7/0/0 to support the submission of a full funding proposal to study, identify and delineate the area for \$60,000.

Andrews Park Water Station: Despite questions about what roles that the Town, sports leagues, and the neighborhood association would play in maintaining the station. Discussion of the environmental and health benefits of the station resulted in an 7/0/0 vote of support for submission of a \$10,000 funding proposal on a motion by Mr. Carroll, seconded by Mr. Jackson.

Glover School Outdoor Classroom: Noting that the classroom is already in existence, Ms. O'Donnell made a motion, seconded by Ms. Russell, to deny the request for \$1,372.44 in new plantings due to ineligibility, 7/0/0.

Ms. Tougias made a motion, seconded by Mr. Jackson, to authorize Mr. Callahan, Mr. Jackson, Ms. Russell and Ms. Getman to work together to draft letters of eligibility to the applicants, 7/0/0.

5. Upcoming Meetings: Means for communicating without violating the Open Meeting Law were discussed. A meeting was confirmed for September 13th at 7:00 p.m.

6. Grant Agreements Update: Ms. O'Donnell reported that she had revised the Spalding Garden grant agreement after speaking with the applicant and that it was close to being finished; she said she spoke with the curator of the Forbes House Museum to discuss earmarks for distribution of funds; the Affordable Housing Trust had received a new grant agreement, and the rest of the agreements, which fall under the Town, had been passed on to the Town Administrator.

7. Adjourn: On a motion by Ms. Tougias, seconded by Mr. Jackson, the meeting was adjourned at 9:13 p.m.



Thomas Callahan, Chair

