



TOWN OF NORTHBOROUGH Community Preservation Committee

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Community Preservation Committee

February 2, 2023 Minutes

Approved April 6, 2023

Members Present: John Campbell, Chair; Andy Clark, Leslie Harrison, Jeff Leland, Millie Milton, Peter Martin, Todd Helwig

Members Absent: Sean Durkin, Andy Dowd

Others Present: Laurie Connors, Town Planner; Rick Leif, Norm Corbin

This meeting was held in-person in Conference Room B, Town Hall, 63 Main Street. The meeting opened at 7:10 pm after an introduction by the Chair for the discussion of FY2024 CPA applications.

White Cliffs Discussion—Norm Corbin presented an update. At its last meeting, the White Cliffs Committee voted to recommend the proposal submitted by Metro West Collaborative Development. Ownership of that property would not take place for several years, and the Town is expected to cover the carrying costs such as insurance and utilities in the interim. The Town's DPW Director, Scott Charpentier has anticipated that \$75K would be sufficient. This could conceivably be covered by ARPA funding.

If the proposal from Metro West goes forward as written, funding will be requested from CPA in the amount of \$800,000 in the next funding year, under one or more of the categories of Affordable Housing, Historic, Restoration or Open Space.

Mr. Helwig wanted to confirm that the \$75K request was off the table for consideration by the CPC. Ms. Connors said the public hearing would have to be reopened. There are other avenues that the Town can pursue, and it could be a Town Meeting article for municipal appropriation. Mr. Campbell said they have honored last-minute requests in the past, but it appears as though the Town has found the means to cover the expenses.

Discussion and Deliberations on FY2024 CPA Applications and Minimum Requirements—Mr. Campbell shared a spreadsheet he'd prepared that listed the project applications, the amount of funding requested, and available resources. Projected revenue is \$770, 000.

Aqueduct Multi Use Trail Feasibility Study (\$100,000)—Withdrawn. This application was removed from consideration. Correspondence received earlier in the day stated that the MWRA does not want the entire length of the aqueduct paved and used as a multi-use trail at this time.

Northborough Dog Park (\$347,500)—Approved. Ms. Connors had submitted a grant to the Stanton Foundation, support from the CPC is needed or they won't receive that grant. Mr. Leland made a motion to approve the \$347,500 funding request to come from new revenue. Ms. Harrison seconded the motion. A vote by hand was taken and the motion passed unanimously, 7-0.

White Cliffs Bond Payment (\$188,000)—Approved. Mr. Clark made a motion to fund the White Cliffs bond in the amount of \$188,000 from new revenue. Mr. Leland seconded the motion. A vote by hand was taken and the motion passed unanimously, 7-0.

CPA Administrative Expenses Account (\$38,500)—Approved. Mr. Clark made a motion to fund the CPA Administrative Expenses Account in the amount of \$38,500 from new revenue. Mr. Martin seconded the motion. A vote by hand was taken and the motion passed unanimously, 7-0.

Affordable Housing Reserve Fund (\$77,000)—Approved. Ms. Harrison made a motion to fund the Affordable Housing Reserve Fund in the amount of \$77,000 from new revenue. Mr. Leland seconded the motion. A vote by hand was taken and the motion passed unanimously, 7-0.

Construction of ADA Accessible Trail at Senior Center (\$370,000)—Approved. Ms. Harrison made a motion to fund the construction of an ADA accessible trail at the Senior Center in the amount of \$370,000, with \$119,000 coming from new revenue and \$251,000 from the unreserved account. Mr. Leland seconded the motion. A vote by hand was taken and the motion passed unanimously, 7-0.

First Parish Church Steeple Repairs (\$200,000)—Denied. Ms. Connors received correspondence earlier in the day from this applicant indicating that they believe their governing board will approve their own funding of the structural engineering evaluation to be done in the next few months, so they can remove the cost of that evaluation from their CPC request. Additionally, Ms. Connors said that a prior email stated that T-Mobile (formerly Sprint) will no longer be operating their equipment on that property. Ms. Harrison made a motion to deny the request for \$200,000 for First Parish Church's steeple repairs. Mr. Helwig seconded the motion. A vote by hand was taken, the motion passed unanimously, 7-0.

Window Restoration and Preservation of Historical Society Building (\$71,300)—Denied. The committee discussed that this project did not seem as urgent to approve in this year's cycle when compared to the other projects approved and the desire to maintain a healthy amount of reserves for future needs. Ms. Harrison made a motion to deny the request for \$71,300 for restoration of the windows and preservation of the Historical Society Building. Mr. Helwig seconded the motion. A vote by hand was taken, the motion passed unanimously, 7-0.

Funding the Historic Reserves Account (\$350,000)—Denied. Mr. Corbin was amenable to postponing this request considering the future \$800,000 funding request for White Cliffs, as that project fulfills the goals of affordable housing and historic preservation. Ms. Harrison made a motion to deny the funding of the Historic Reserves Account. Mr. Leland seconded the motion. A vote by hand was taken, the motion passed unanimously, 7-0.

Gale Library Historic Marker (\$5,060)—Approved. Ms. Harrison made a motion to approve the request for \$5,060 for the funding of the historic marker for the Gale Library, to come from the unreserved account. Mr. Leland seconded the motion. Discussion followed; there was no urgency other than a possible cost increase over time. A vote by hand was taken, the motion passed 5 in favor, 2 opposed: Ms. Harrison, Mr. Martin, Mr. Helwig, Ms. Milton, and Mr. Leland were in favor; Mr. Campbell and Mr. Clark were opposed.

ARHS Athletic Complex Project – Tennis Court Restorations (\$352,701)—Denied. Mr. Clark made a motion to deny the request for tennis court restorations at Algonquin Regional High School in the amount of \$352,701. Mr. Leland seconded the motion.

While Mr. Clark was in support of the project, he felt it was more appropriate for the funding request to be placed on the warrant for Town Meeting. The bulk of it must be handled through a different mechanism and a 'no vote' from this committee doesn't mean the project won't go forward. The original CPC application was a significant request for funding, although it was eventually reduced, and was in his mind,

an 'ill-conceived notion'. Mr. Campbell said they have approved funding for similar projects at the schools, such as lighting for the fields and repair of basketball courts; this came up as an urgent request and then was scaled back. He felt the other projects presented were more of a benefit to the Northborough community. The CPC's resources are limited, and it doesn't meet their criteria.

Ms. Harrison mentioned that all the CPA funds are pre-taxed, the tax burden has already been incurred by residents, and this will be an additional tax burden, any way they were able to fund it would help reduce the tax burden a bit. A vote by hand was taken, the motion passed unanimously, 7-0.

Conservation Fund (\$77,000)—Denied. Mr. Martin made a motion to deny the request for funding of the Conservation Fund in the amount of \$77,000. Mr. Leland seconded the motion. A vote by hand was taken, the motion passed unanimously, 7-0.

Mr. Leif wished to clarify that the funding requests for the ADA trail and Dog Park satisfied the minimum required under the Conservation and Open Space categories. Mr. Campbell agreed.

Mr. Campbell felt that they were conservative and kept the goals of the CPC in mind in their decision-making.

Old/New Business—

- **Kopelman and Paige bill payment**—Ms. Connors had an invoice from Kopelman and Paige in the amount of \$180 for review of the application for the Aqueduct Bridge project and asked if that could be paid out of the administrative funds. Mr. Campbell wasn't sure if money was left in the FY23 Administrative account. Ms. Connors confirmed there were funds still available in the FY23 account. Mr. Martin made a motion to pay the Kopelman and Paige bill in the amount of \$180. Mr. Helwig seconded the motion. A vote by hand was taken, the motion passed unanimously, 7-0.
- **Consideration of Minutes from January 5, 2023**—Discussion of the minutes. Mr. Martin made a motion to approve the minutes from January 5, 2023. Mr. Leland seconded the motion. A vote by hand was taken, the motion passed unanimously, 7-0.
- **Next Meeting Date: March 2, 2023**—Mr. Campbell noted that the agenda called for a meeting on March 2, but they will only meet before Town Meeting if they are called upon for a discussion.

Ms. Harrison made a motion to adjourn. Mr. Leland seconded the motion. All were in favor.

The meeting adjourned at 8:45pm.

Respectfully submitted,

Michelle Cilley
Recording Secretary