



# TOWN OF NORTHBOROUGH Community Preservation Committee

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

Approved 01.09.2020

## Community Preservation Committee Meeting Minutes December 5, 2019

Conference Room B at Town Hall

**Members in attendance:** Jonathan Campbell, Chairman; Leslie Harrison; Todd Helwig; Andy Clark; Sean Durkin; Peter Martin; Jeffrey Leland; Millie Milton.

**Members excused:** Rita Osborne

**Others in attendance:** Jason Little, Northborough Finance Director; Rick Leif, NAHC; Chris Lindquist, Director of the Northborough Free Library; Mitch Cohen, Library Trustees; Allie Lane, Director of the Northborough Recreation Department; Scott Charpentier, Director of the Northborough Department of Public Works; Norman Corbin, Northborough Historic District Commission; Kelley Skangus, resident; Scott Dakai, New England Flying Disc Association and resident; Wayne Baldelli, Northborough Conservation Commission; Mia McDonald, Northborough Conservation Agent; Julianne Hirsch, Board of Selectmen.

**Chairman Campbell called the meeting to order at 7:00pm.**

### CPA Budget Summary

Jason Little, Finance Director reviewed financial statements, attached to these minutes.

### Public Hearing RE: FY2021 CPA Applications

- **Northborough Affordable Housing Corporation**

Rick Leif of the Northborough Affordable Housing Corporation, reviewed previous projects and a potential upcoming project. Mr. Leif requested the remaining unallocated NAHC funds from the 2015, 2016 and 2017, and 2018 approved articles be extended until July 1, 2021. Mr. Leif also recommended the required \$62,350 that needs to be expended on affordable housing through the Community Preservation funds be placed in the Town of Northborough's affordable housing account.

Mr. Clark motioned that the \$350,000 in funding remaining unallocated from the 2015, 2016 and 2017, and 2018 approved funding be extended until July 1, 2021. Ms. Harrison seconded and all voted in favor or approval.

- **Recreation Department**

- Northborough Disc Golf Course - \$26,071

Allie Lane, Director of the Northborough Recreation Department presented the outline of the proposal to construct an 18-hole disc golf course on Edmond Hill to the Northborough Senior Center. Chairman Campbell asked for details on range of use and maintenance. Steve Dakai, resident, designer of the proposed course, and member of the New England Flying Disc

- Association explained that the sport serves all age groups and the only ongoing maintenance issue, as with any public use, is trash. The budget was discussed, including the \$5,000 design fee that is being waived by Mr. Dakai and the labor is 100% volunteer.
- Assabet Park Playground Replacement - \$552,225  
 Scott Charpentier, Director of the Northborough Department of Public Works, presented the project. Mr. Charpentier stated that \$100,800 would be from the Town's General Fund and Ms. Lane would apply for grant funding if the motion for the project passes at 2021 Town Meeting. The project was presented and discussed at the November meeting more fully. Due to Town funding through the General Fund, the formal ask would be for \$452,000.
  - **Northborough Free Library**  
 Christopher Lindquist, Director of the Library, presented a proposed request for Phase III Library Repairs for \$71,002. The Library was awarded \$53,000 in CPC funds last year for roof repairs. \$5,000 was spent on hiring a professional to prepare the bid specifications. The bids came in much higher than the original estimate and the work was not yet completed. The proposal is to include the Phase III work and go out to bid again with the assistance of the future Facilities Manager for the Town of Northborough (to be hired by the Town Administrator.) Phase III work is for plaster repair to the inside of the building. Mr. Lindquist showed photos of deteriorating plaster walls and moldings. Cost is based on estimate from local contractor.
  - **Open Space Committee**  
 Chairman Campbell presented as he is the Chairman of the Open Space Committee. He stated the proposed request is for a \$400,000 addition to the Conservation Fund for the acquisition of open space. He stated the current balance is approximately \$677,000, with approximately \$400,000 soon to be expended on the purchase of backland at 615 Howard Street. He stated the long-term goal of the Open Space Committee and CPC had previously been to raise the Conservation Fund to \$1,000,000 for the acquisition of future open space.
  - **Historic District Commission**
    - National Register of Historic Places Nomination of Howard Street Cemetery - \$8000  
 Norm Corbin, Chairman of the Historic District Commission explained that he and another HDC member had attempted to fill out the application to nominate the Howard Street Cemetery to the National Register of Historic Places, but was advised by the approving authority to seek professional assistance from someone who specializes in cemeteries. The goal of the nomination is to place the Howard Street Cemetery on the National Register of Historic Places, which also places it on the Massachusetts Register of Historic Places and qualifies the site for grant funding. The remaining historic portions of the cemetery may need restoration soon, and they are larger than the colonial section, which has previously been restored, and therefore will cost more. Mr. Corbin is not including the new section of the cemetery, the Kizer Section located across Howard Street in the designation nomination at the request of the Northborough DPW.
    - Restoration of Civil War Memorial - \$20,000  
 Norm Corbin also presented this proposal. He had solicited quotes, which varied from \$3,000 to \$20,000 and some estimates included repairs. Chairman Campbell asked Mr. Corbin to find additional information, including if the Northborough DPW would make the repairs and any damage that might occur to the new Town Common during the repairs.
  - **Conservation Commission**  
 Wayne Baldelli, Conservation Commissioner, presented a proposal for an aggressive five year plan for Pond Vegetation Management at Bartlett Pond for \$135,000. The pond was previously treated every two to three years due to restrictions in funding. He explained that in the early 1990s, the Conservation Commission and local residents hauled multiple dumpsters

of trash out of the pond, including car parts and whole motorcycles, as well as extensive hand pulling of weeds. He also explained that public access was obtained with a grant from the state in the mid-1990s, but that funding has dried up. He stated the pond is used recreationally for boating, fishing and hiking by the residents of Northborough and surrounding towns. Ms. McDonald, Conservation Agent, stated the request would be for vegetative management at any of the town controlled ponds. Chairman Campbell asked about the interest earned in the Conservation Fund on the previous Open Space CPC fund deposits. Ms. McDonald stated she could ask the Community Preservation Coalition if interest accrued now belongs to CPC funds or the Conservation Fund and if the funds were restricted. The Town Accountant believed the funds to be the property of the Conservation Fund and only restricted by the restrictions of the Conservation Fund.

#### Old/New Business

- Next Meeting Date: January 9, 2020
- Minutes of 11.14.19 will be reviewed at next meeting.

9:40pm Adjourn

Submitted by Mia McDonald, Conservation Agent