

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

February 15, 2022

7:00 P.M.

Virtual Public Hearing and Public Meeting

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held a virtual public meeting on Tuesday, February 15, 2022 at 7:00 p.m. using the Zoom meeting platform. Meeting ID: 886 2385 6679 Password: 308884

Committee members Diane Proctor, Tom Kearns, Nancy Nelson, John Cratsley, Paul Boehm, Peter Ward, Sarah Grimwood, Charles Phillips were present.

Others Present: Linda Escobedo

The Chair called the meeting to order at 7:00 p.m. by a roll call vote.

Everyone at the meeting introduced themselves and stated which board or committee they were the designee.

Discussion of upcoming 2022 Annual Town Meeting

Ms. Proctor summarized two documents from the Select Board meeting the night before – one of which was an update on the Assabet River Pedestrian Bridge project, and the other being a memorandum on Concord Municipal Affordable Housing Trust's Interim Guidelines for Use of Funds. Mr. Phillips provided a brief update on the Commonwealth Avenue CPC funded project.

Ms. Proctor reminded the Committee about the upcoming Finance Committee public hearing, scheduled for Thursday, March 3rd.

Review and Discussion of Project Conditions

The Committee discussed the draft project conditions:

- A. Regional Housing Services Program – No additional comments.
- B. 110 Walden Street Preservation Project – No additional comments.
- C. Old Manse Exterior Preservation – Add link to Secretary of the Interior Standards with the full set of guidelines.
- D. Wright Tavern Structural Repairs – The Committee discussed condition 7 and asked that some of the language from last year's condition is included. The Committee discussed the restriction being ready to submit to MHC by Town Meeting. Remove item L. from condition 1. Condition 3. Change or to and to read: ... a full set of plans and specifications for the proposed work... Add prior to beginning of work

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- E. Concord Oral History Preservation and Access Project – Add condition to submit copy of contract. The Committee asked if the cassettes would be kept after digitization.
- F. Assabet River Bluff Preservation and Housing – Land Acquisition - Need to double check who the title holder of the land will be for condition 2. Add condition about two parcels of land for open space and housing and the 70/30 split.
- G. Junction Village Open Space – Remove “multi-year process” and replace with year one or phase one. Add condition that final set of plans are submitted
- H. Bruce Freeman Rail Trail – Add condition about installing a CPA sign.
- I. Assabet River Pedestrian Bridge – No additional comments.
- J. Recreation Facilities Strategic Plan – Add condition to submit copy of contract.
- K. Staff and Technical Support – No additional comments

General Provisions for All Projects:

The Committee discussed status reports and the desired/necessary frequency of these reports. The committee asked that language is added about reports being due each spring, and more frequently as requested. Add a provision about keeping the public and relevant abutters informed about ongoing work.

The Committee discussed adding the following provisions to the application for funding: Make every effort to inform all relevant abutters about the project ad where appropriate, provide ongoing community updates.

Other Business and Minutes

The Committee reviewed the draft minutes from January 18th. Ms. Nelson moved to approve the draft minutes. Mr. Kearns seconded the motion and all others voted in favor by a roll call vote. The motion passed (8-0).

With no further discussion, Ms. Nelson moved to adjourn the meeting at 8:58 p.m. Mr. Kearns seconded the motion and all other voted in favor.

Respectfully submitted,

Heather Gill
Senior Planner

Minutes Approved on: April 26, 2022

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Secretary