

Approved

Meeting Minutes

Community Preservation Committee (CPC)

Thursday, January 22, 2015

7:00 PM

Grafton Municipal Center

Finance Committee Room

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GRAFTON, MA  
2015 OCT 22 PM 12 09

**I. Call to Order**

This meeting was called to order at 7:13 PM by Vice Chairman Jim Gallagher. In attendance were: Jim Gallagher, Sargon Hanna, Jennifer Thomas, Paul Scarlett, Ken Holberger, and Peter Finn. John Stephens joined the meeting at 7:17. Absent from the meeting were Joann Duncan and Heather Cargill.

**II. Clerk's Report**

Jennifer Thomas made a motion to accept the minutes from both the September 25<sup>th</sup> and November 6<sup>th</sup> meetings. It was seconded by Jim Gallagher. Motion passed unanimously.

**III. Treasurer Report**

Ken Holberger presented the treasurer's report and stated we have \$28,140 more than originally expected. The new total amount now is \$465,102. Jim Gallagher made a motion to accept the report and it was seconded by Paul Scarlett. Motion passed unanimously.

**IV. Project Updates**

- A. Town House** – Paul Scarlett updated the committee that the Board of Selectmen selected March 7<sup>th</sup> as the date for the special town meeting on the Town House. If the bids go over budget the Town House Oversight Committee has recommended to the Board of Selectmen from where they can find excess funding for the bids. The special town

meeting on March 7 will be to discuss and vote on whether or not to fund the project. He also told us that the date for the sub bids is January 28 and that the deadline for the general contractor bids is February 11. Paul also told us a narrative on White Cliffs in Northboro that just because it is a historical building the owners are thinking of demolishing the building. He said this could potentially happen to the Town House if the Town relinquishes ownership and a private party takes over.

- B. Affordable Housing Trust** – John Stephens passed around a letter from the Grafton Affordable Housing Trust that is requesting \$42,144.00 that is dedicated to “community housing” to be transferred to the Trust. Their proposal is for the transfer of funds to support and capitalize the GAHT, in order to implement the Grafton Affordable Housing Plan.
- C. Nipmuc Reservation-** John Stephens presented a letter from Rae Gould of the Nipmuc Nation. The letter states all the work that has been completed to date and what future work still needs to be completed. The letter also had some before and after pictures of the homestead.
- D. Historical Society Textile and Shoe Conservation-** Dave Therrien of the Grafton Historical Society updated the committee that the project is ongoing.
- E. Town Clerk Historical Records Preservation-** Nothing to report. Project is ongoing.
- F. Historical Society Sign.** – The project has been completed and the sign has gone up.

#### V. New Business

- A. Annual Report-** John will draft the annual report. The report is due on February 7, 2015.
- B. Project Submission – Grafton Land Trust** - Michael Urban presented his project submission. He is here on behalf of the Grafton Land Trust. The Grafton Land Trust is requesting a CPC grant to purchase approximately 5 acres of land at 114 Merriam Road for Open Space. The land would be owned by the Town of Grafton/Conservation Commission, with the Grafton Land Trust possessing a Conservation Restriction. He presented two different proposals. Michael asked if he could go back to the land owner and tell him that CPC is in support of the project. We told him CPC could not officially tell him that we would vote for it but that we could tell him we supported it. Jim Gallagher made a motion that the consensus of the committee is that we support sending this project to Town Meeting. It was seconded by Jennifer Thomas. Motion passed 6 in favor with 1 abstention.
- C. Project Submission – Farnumsville Fire House** – John passed around a letter from the Farnumsville Fire House that is requesting CPC funds in the amount of \$5,686.00 to construct and install swing-out doors, to replace rotted clapboard and trim board and to purchase a vinyl cupola and fireman motif as the weathervane.
- D. Spring Meeting and Deadline Schedule-** John read off the meeting schedule for 2015.

- E. **Library Front Doors and Windows** – Beth Gallaway the library director came in and described the deplorable conditions the doors and windows are in at the library. She came in requesting funding to fix the doors and windows that need repair and replacement. John informed her to fill out the proper application and to come back for our next meeting on February 26.
- F. **Project Submission - Super Park** – Jennifer Thomas passed around a proposal on building a new super park. The location they have chosen is 4 and 6 Upton St. The project will cost approximately \$50,000.00 for a detailed site plan.
- G. **Letter of Support for One Grafton Common**- John passed around a letter of support for One Grafton Common that states the CPC supports the additional town funds to finalize this project. The committee felt as though the letter was written poorly and if edited and written better they would be in support of the letter. Jim Gallagher made a motion that the sense of the board is that we continue to support the town house project. It was seconded by Jennifer Thomas. Motion passed unanimously.

## VI. Adjournment

Motion was made by Jim Gallagher and seconded by Sargon Hanna to adjourn.  
Motion passed unanimously at 9:17 PM.

### Exhibits:

Agenda, Treasurer Report, Letter from Nipmuc Nation, White Cliffs Article, Affordable Housing letter, Grafton Land Trust proposal.