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GRAFTON MEMORIAL MUNICIPAL CENTER
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www.grafton-ma.gov

Grafton Community Preservation Committee

MINUTES
REGULAR MEETING
Grafton Municipal Center, Conference Room A
November 5, 2015
7:00 pm

Member Attendees: Joann Duncan, Jim Gallagher, Sargon Hanna, Paul Scarlett, John Stephens Peter Finn, Ken Holberger and Jen Thomas

1. **Call to Order**
   - Mr. Stephens called the meeting to order at 7:05.
2. **Clerk's Report**
   - Mr. Scarlett submitted minutes for the 9/24 Public Hearing and 9/24 Regular Meeting, as well as fort the 10/19 Town Meeting.
     - Mr. Hanna requested verbiage related to prior year missing minutes be amended to reflect he was not present.
     - Ms. Duncan advised all missing minutes have now been accounted for and that she will see that they are posted to the website.
     - Mr. Stephens requested "ly" be added to the word "overwhelming" within the October 19th minutes, and that a reference to Mr. Hanna's reading of the CPC's statement of support for the Super Park project be added.
     - Subject to these amendments, Mr. Hanna motioned to accept the submitted minutes, Mr. Gallagher seconded and the vote passed unanimously.
3. **Treasurer's Report**
   - Mr. Holberger advised there was nothing new to report other than the fact that the state match has not yet been announced.
4. **Committee Business**
   - Mr. Stephens advised there was one bill received from the Holden Landmark for the ads we ran for the recent public hearing, which appeared in the Grafton News last month.

5. **Project Updates**

- **Town House** – Mr. Scarlett advised the work is overall ahead of schedule although the siding installation is a bit behind. He indicated the siding should be completed prior to Thanksgiving. He also noted that the large round window from the lower level of the central stairwell, which is to be relocated above the new rear entrance, is in need of restoration before it can be re-installed in its new location.
- **Historical Society - Textile and Shoe Conservation** - Ms. Duncan advised there was nothing new to report.
- **Town Clerk - Historic Records Preservation** – Ms. Duncan advised there was nothing new to report.
- **Restoration of Library Doors** – Ms. Thomas confirmed a contract for the completion of this work has been signed with the one bidding contractor.
- **Farnumsville Garage Door** – Mr. Gallagher advised it was his understanding that the work should commence later this month.
- **Purchase of Churchill Meadow** – Mr. Holberger advised that a close date is being sought for later this month. Ms. Duncan advised that a name change to the "Great Meadow" is likely to be made.
- **Super Park** – A committee meeting was held this past week and work has begun on the grant writing and fundraising phase of the project. A project sign is to be erected. Ms. Thomas advised Bruce Spinney, who recently became a member of the Affordable Housing Trust, has suggested development of affordable housing units adjacent to the Super Park be considered. There is an issue with the fact there is no secondary means of egress but might work if a variance can be secured. If it moves forward, this would impact the configuration of the driveway

6. **New Business**

- **Affordable Housing Trust** – Mr. Stephens advised the Trust is looking to hire someone to handle administrative aspects of the committee's work, which they estimate to cost between $7K and $10K per year. Planning Board staff was noted to already be assisting the Trust, but that they are overwhelmed by the amount of work in addition to their other functions. They will be coming before the CPC in the near future with a proposal.
- **Worcester Street Property**– Land adjacent to the State Police Museum is for sale at a price of $400K. Mr. Holberger indicated it is of limited usefulness given a steep grade making much of the land unbuildable. He indicated the Land Trust is not interested in the property. A proposed plan for the Affordable Housing Trust to purchase the property with some additional funds from CPC is likewise not expected to be pursued. Note the

concept of using CPC funding (beyond already allocated funds) to purchase Affordable Housing elsewhere is still expected to be sought out through the Planning Board in the near future.

- **Joann Duncan** – Ms. Duncan has advised she will be sending a letter of resignation to the Board of Selectmen within the next three weeks. Joann is a founding committee member and her tireless efforts have played a huge part in its success over the ensuing years. Joann will be sorely missed.

7. Adjournment

- Ms. Thomas motioned to adjourn at 8:15. Ms. Duncan seconded and the vote passed unanimously.

Minutes respectfully submitted by Paul A. Scarlett, Clerk