

## Community Preservation Committee

Joseph Greeley, Chairman  
John Hall, Vice Chairman  
Cheryl Doyle, Recording Secretary  
Helen Abdallah Donohue  
Debbie Holmwood  
Peter McFarland  
Anne White Scoble  
John Aprea



## Director of Community Planning and Economic Development

Paul Halkiotis, AICP

## Assistant Planner

Patrick Deschenes

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## Community Preservation Committee Meeting

1/9/2019

5:30 P.M. - 7:30 P.M.

Room 24

Norwood Town Hall

### **PRESENT:**

John Aprea  
Helen Abdallah Donohue  
Cheryl Doyle  
Joe Greeley  
John Hall  
Peter McFarland  
Anne White Scoble

### Also Present:

Patrick Deschenes, Assistant Town Planner  
Paul Halkiotis, Town Planner

### **ABSENT:**

Debbie Holmwood

### **Approval of Minutes 12/12/18**

**MOTION** to accept minutes by Mr. McFarland with amendments, seconded by Mr. Hall.

All in favor.

### **CPA Applications Review**

Mr. Greeley discussed the questions generated by the whole Committee on the submitted projects.

Mr. McFarland stated that he had some concerns with the Lower Balch project, mainly with it having proper ADA access. The biggest issue with there not being a direct connection from the school to the proposed project site.

Ms. Donohue stated that she thought it was an excellent idea.

Mr. Hall asked about how far the Committee could go when it came to providing examples of how to improve/amend projects.

Mr. Greeley stated that making all projects ADA compliant when given the opportunity should be essential.

Mr. Hall suggested that they ask the applicant to incorporate the proposed ADA ramp into their project budget.

Mr. Donohue stated that it is the Committee's duty to guide applicants through the process so that the Town gets the best outcome possible.

Mr. Halkiotis stated that the Committee should do this and that suggestions can be a good thing and if applicants are not receptive to the suggestions than the Committee can work through it with them.

Mr. Hall stated that he was okay with the staff polishing questions for distribution to the applicants.

Mr. Greeley stated that the Trails group will be withdrawing two of its proposals, the message board signs and the Endean trail repairs.

Ms. Doyle handed out two letters from the Conservation Commission. One letter discussed concerns brought up about their Lower Pond Pavilion project and the other stated the Commissions disapproval of all Trail related projects.

Mr. Greeley explained the transition from the Trails Committee moving from the Conservation Commission to a committee appointed by the General Manager.

Ms. Doyle for the Conservation Commission explained the dissolving process with the Trails Subcommittee and that the trails projects were not on the last agenda.

Ms. Donohue stated that with more knowledge maybe the Trails Committee could submit again.

Mr. Greeley stated that he could not advocate at the table.

Ms. Donohue stated that lead party affiliation needs to be modified.

Mr. Greeley stated that on 11/30 the deadline for applications, the Trails Committee was still a subcommittee of the Conservation Commission.

Mr. McFarland stated that with the current situation it would be better to go forward with the study than all three project proposals.

Ms. Doyle stated that she doesn't support study on Conservation Commission maintained land because she feels the Commission should find their own person to look at their land with respect to the wetlands and other environmentally critical areas.

Mr. Hall stated that he was concerned with the study due to Ms. Doyle's concerns.

Mr. Halkiotis disagreed stating that he felt that a Town wide study would be a good idea as the trails have not been properly taken care of.

Ms. Doyle stated that the Conservation Commission considered all Trails Subcommittee projects to be null & void as they did not ask the Conservation Commission for permission and that the Conservation Commission would like to look into the issues themselves.

Mr. Halkiotis stated that landscape architects are fully capable of doing a trails master plan.

Ms. Doyle stated that the Conservation Commission can and should still be responsible for maintaining their property.

Mr. Hall stated that although both sides have differing opinions, both sides had valid reasons.

Mr. Greeley stated that it would be a disservice not to do a study for all Town owned land and that the reason for the recent meeting of the Trails Subcommittee with the Conservation Commission was to provide a status updated and to present projects, which they were unable to do.

Ms. Donohue stated that it was a good thing to have such large public support for walking/hiking trails. She expressed her concern that a study is necessary to learn and find out what the Town needs to do to improve upon its trails.

Ms. Doyle stated that the Conservation Commission never knew about the proposed projects, but felt that is the Planning Department was in charge of the trails study project that they would be better suited to manage it.

Ms. Halkiotis stated that the Planning Department can take the lead on the trails study CPA proposed project.

Mr. Hall suggested that a proper scope of work be written for this project.

Mr. Hall asked about the status of the Saint Lot proposed purchase project.

Mr. Halkiotis stated that the sellers of the property were still meeting with the Conservation Commission for approval of their proposed storage facility on the bus lot

and other side of the river. However, the option to purchase agreement and splitting the cost of the appraisal was still being worked on by the Town and seller's lawyers.

Mr. Halkiotis believed that pending any unforeseen factors that the appraisal of the land should be done by early to mid-February.

Ms. Donohue expressed concern with the timeframe to have this project on the Annual Town Meeting Warrant.

Mr. McFarland stated that with land purchases the Committee can have the right to adjust the rules because there are special circumstances that are out of the control of any deadline.

Ms. Doyle presented the 84 Morse Street project's status with the Conservation Commission.

Mr. Halkiotis recommended that the Committee should go forward with the appraisal now.

**MOTION** by Ms. Donohue to go forward with the appraisal of the Saint Lot, seconded by Mr. McFarland.

All in favor.

Mr. Aprea asked the Committee if they felt the applicant should answer their list of questions they had for them beforehand.

Ms. Greeley stated that that beforehand would be better, but as soon as possible would be alright.

Mr. Hall agreed that before the meeting date would be better.

Mr. Greeley stated that the Planning Department will handle reaching out to the applicants. Mr. Greeley also asked about having the meeting on January 23<sup>rd</sup>.

Mr. Halkiotis stated that the department would send out letters on the upcoming Friday to have the applicants in on the 23<sup>rd</sup>.

The Committee discussed the February 6<sup>th</sup> meeting with Stuart Saginor of the Community Preservation Coalition as well as when scoring the projects could begin.

### **Financial Review**

Mr. Greeley explained the mix-up with the ordering of the Chapel payments and the statement from bond council.

Mr. Halkiotis stated that the Committee needed periodic status updated from the PBCC on the chapel rehabilitation.

Mr. Hall suggested having the status updated on the same night as Stuart.

Mr. McFarland stated that the Committee needs to make sure every applicant going forward needs to provide updates on their project.

**CPC Business**

Housing Authority Representative Anne White Scoble submitted her resignation letter.

**MOTION** to adjourn the meeting by Ms. Doyle, seconded by Mr. McFarland

All in favor.

**Respectfully Submitted:**  
**Patrick Deschenes, Assistant Town Planner**