

Community Preservation Committee

John Hall, Chairman
Peter McFarland, Vice Chairman
John J. Aprea III, Treasurer
Helen Abdallah Donohue
Cheryl Doyle
Toni Eosco
Joseph Greeley
Debbie Holmwood
Patricia Griffin Starr



**Director of Community
Planning and Economic
Development**

Paul Halkiotis, AICP

Assistant Planner

Patrick Deschenes

Community Preservation Committee Meeting

9/11/2019

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
Patricia Griffin Starr
Toni Eosco

Also Present:

Patrick Deschenes, Assistant Town Planner
Paul Halkiotis, Town Planner

ABSENT:

Debbie Holmwood

Approval of Minutes 8/14/19

MOTION to accept minutes from 8/14/19 by Mr. McFarland, seconded by Ms. Donoue.

All in favor. Motion passes.

CPC Document Review

Mr. Greeley stated that the application be available as both a PDF and Word document on the website.

Ms. Donohue agreed that the document should be available in both versions in order to make it more “user-friendly” for the applicant.

Mr. McFarland stated that we didn’t have a problem with the change.

MOTION to approve the CPA project application by Mr. McFarland, seconded by Ms. Donohue.

All in favor. Motion passes.

Mr. Hall stated that the Community Preservation Plan has been updated to reflect the necessary yearly edits to the document, but would need to wait for community feedback on the September 25th public hearing before officially adopting the revised form.

Mr. Hall Recommend posting what was currently available on the website for the public to view and offer comments.

MOTION to post the Community Preservation Plan to the website for public access and review by Mr. Greeley, seconded by Ms. Donohue.

All in favor. Motion passes.

Fall Special Town Meeting

Mr. Halkiotis presented the proposed fall Special Town Meeting CPA project for the purchase of the “Saint Lot” for the purposes of open space and passive recreational use of land. Mr. Halkiotis provided extensive information on the background of the land, project, and necessary work needed in order to purchase the land once funds were appropriated.

Mr. Hall indicated that he would like Ms. Doyle to speak on the project in regards to the Conservation Commission and that he would like Mr. Greeley and Mr. Aprea to speak on the position of funding.

Mr. Aprea discussed the available funds needed to purchase the project. Mr. Aprea estimated that around \$800,000 would be available in unreserved funds to aid with purchasing the project.

Ms. Doyle said they hadn’t had a meeting yet to discuss the project but they would discuss the property at their next scheduled meeting.

Ms. Donohue asked if the sellers would split the cost of the needed survey.

Mr. Halkiotis stated that he would ask.

Ms. Donohue said the plan would need to be done by a land court surveyor.

Mr. Halkiotis stated that he was still waiting on the estimate for the preliminary park design.

The Committee discussed the preliminary park design. Ms. Doyle discussed the need of an outside professional due to the land's proximity to waterbodies.

MOTION by Mr. McFarland that the CPC purchase the Saint Lot for \$325,000 using the unreserved fund, seconded by Ms. Doyle.

Mr. Greeley agreed with the need to add the park design to the project. Mr. Greeley asked about the current sewer easement on the property.

Mr. Halkiotis stated that the MWRA would need access to the vent, but that they had dealt with the issue involving the smell.

Mr. Greeley stated bonding was a possibility for this project, but wasn't necessarily needed. Mr. Greeley stated that the Committee should always review this funding option with all projects.

Mr. Hall stated input from the public and other local groups would be great to include in the preliminary park design.

Mr. Halkiotis explained that this was only phase one and that they would be coming back in future years to fund different stages of this project.

All in favor. Motion passes.

Financial Review

Mr. Aprea stated that he is still waiting for answer from the Town Accountant as well as final close out of the Chapel project.

Mr. Greeley stated that the PBCC needs to fix an issue to the rededication plaque for the project.

Mr. Halkiotis stated that the transition to the new Munis accounting system is still ongoing and that he had to recently sign off on a few invoices for the Chapel project.

Mr. Halkiotis stated that this invoices should be addressed with the CPC first and that this issue needs to be resolved on future projects to make sure the CPC is notified first.

Mr. Deschenes stated that he has addressed to all recent project applicants/managers that their project's invoices need to go through him first so that he can notify the Committee.

Ongoing Business

The Committee discussed what they would be presenting the public at the scheduled September 25th public hearing.

Mr. Hall discussed following the some public feedback process that they had done last year.

Mr. Greeley stated that he imagined potential applicants for the next project application cycle would be there.

Mr. Deschenes stated the public hearing would start at 7:00 P.M. in the Willett Room of the Civic Center.

MOTION to adjourn the meeting by Ms. Griffin Starr seconded by Ms. Donohue

All in favor.

Respectfully Submitted:

Patrick Deschenes, Assistant Town Planner