

Community Preservation Committee Meeting **Tuesday, November 7, 2023**

Present: Tom Callahan (Chair), Jenny Russell (Vice Chair), Peter Jackson (Treasurer), Linda Weld, Kathleen O'Donnell, Ted Carroll, Cheryl Tougias, Wendy Garpow, Sr. Administrative Clerk Julia Getman.

Absent: Joseph Duffy.

1. Administrative Items:

The seventh meeting of FY2024 was called to order at 7:01 p.m. in the Blute Conference Room of Town Hall. The Committee members were introduced by Mr. Callahan.

2. Review and Discussion of FY24 Funding Applications

Forbes House Museum Barn Restoration

Executive Director Heidi Vaughan gave a presentation on the historical significance of the barn and the status of its restoration, which received \$288,995 in CPA funding in FY2023. She described how the funds had been applied to repointing the chimney, deep point stone foundation wall work, and reinforcement of the entire Carriage House structure. She said the FY2024 request for \$101,871 would be used to install concrete pier footings, tube steel columns and seismic tie-ins for the 2nd floor of the historic Barn. She discussed plans to install an HVAC system and convert the barn to a community space for accommodations for up to 100 people, and discussed the many events and programs that take place at the museum.

Affordable Housing Trust

Julie Creamer, Chair of the Affordable Housing Trust, gave a presentation on the role of the AHT as a “broker” for housing resources. She discussed how the AHT had been working with Milton Residences for the Elderly (MRE) on a new, 100% affordable, 36-unit building at Winter Valley. \$500,000 had been requested from the CPA. She discussed funding received from the Department of Housing and Urban Development and the MRE, as well as \$533,000 in CPA funds received in FY2023, which had created leverage for the Trust. Construction, soft costs and reserves were addressed. She said that a Request for Proposals was in development for affordable housing units on the Town Farm and that the Governor Stoughton Trustees as well as the Attorney General were on board with the project.

Blue Hill Observatory Iron Fence Repair

Barbara Farina, Sr. Architecture Project Manager at the Department of Conservation and Recreation (DCR), gave a presentation on the state of disrepair the iron fence surrounding the observatory is in. She discussed the historical significance of the fence and how shifting grades of the surrounding earth, as well as a broken lock, has made the fence inefficient for deterring trespassers. A scope of work was provided, and three estimates had been received ranging in price from \$48,000 to \$108,000. She said that \$75,000, which was requested of the CPC, would ensure completion of the work. It was noted that the work would need to be completed concurrently, in full, and would meet the standards of the Secretary of the Interior.

Andrews Park Baseball Improvements

Applicant Steve Novak discussed plans to improve the backdrop of the dugout as well as the first and third bases with a combination of fencing and netting to protect from fly and foul balls. He addressed safety concerns with children running into the parking lot to retrieve balls and described how surrounding homes have been affected. \$40,000 had been requested, which was supported by Milton American Baseball, the Parks and Recreation Department, the Park Commissioner, and members of the neighborhood. The total cost of the project, which will include grading and new benches, was estimated at \$45,000 - \$90,000. He said that a similar project at Mary C. Lane Park, which had received CPC funds in FY2023, had been very successful.

Brook Walk Study

Applicant Jeff Stone gave a presentation on a proposed study for the creation of a 3-mile walking trail along Pine Tree brook with an emphasis on education, recreation and accessibility. \$30,000 was requested for base mapping and field reconnaissance, environmental studies, a feasibility technical memo, meetings, and project management. He said that engineering and planning firm Vanasse Hangen Brustlin (VHB) has been conducting the study, the DCR supports the project and MassTrails has offered grant funding. Ownership of the brook and gaining access to private property through which sections of the trail may connect were discussed.

3. Administrative Items:

On a motion by Ms. O'Donnell, seconded by Mr. Jackson, the October 25th meeting minutes were approved 7/0/1 with Ms. Russell abstaining.

4. CPC Budget Report:

Treasurer Peter Jackson reported that the Town's accounting department will continue to provide quarterly reports on CPC budgets for the tracking of disbursements and the updating of balances. He said that \$1,190,000 in FY2024 CPA funds are available with \$119,000 allocated to each of the three CPA categories (Historic Preservation, Affordable Housing, and Parks and Recreation/Open space). \$773,500 in budget reserves (\$257,883 for each category) will apply as well as \$59,500 in administrative expenses. He reported that the first round of funding had awarded \$533,000 to the AHT, \$16,000 to Spalding Garden for masonry repairs, \$75,000 towards Turner's Pond trail improvements and \$10,000 to the pickleball study. Requiring written updates from CPA funding recipients was considered. It was noted that CPA funds are returned to the CPC if unused and that applicant grant agreements have provisional oversight by the CPC.

5. Funding Score Card Review:

Ms. O'Donnell discussed a modified score card she had created for streamlining funding applications. The simplified scoring system, designed to "guide and refine" individual funding decisions by CPC members was discussed. On a motion by Ms. O'Donnell, seconded by Mr. Carroll, the Committee voted 8/0/0 to accept the new scorecard as amended.

6. Adjourn: On a motion by Mr. Jackson, seconded by Ms. Russell, the meeting was adjourned at 8:38 p.m.



Thomas Callahan, Chair