

COMMUNITY PRESERVATION COMMITTEE PUBLIC HEARING MINUTES

June 27, 2019

A Public Hearing of the Community Preservation Committee was held on Thursday June 27, 2019 at 7:00 p.m. in Town Hall Conway Hearing room.

Present: Jim O'Donnell, Chairman, Travis Brown, Treasurer, Mary Leach, Member, Tom Conway, Member, Matt Battcock, Member, Doug Meagher, Member and Joe Fiumara, Member, and Katie Mahoney, Community Preservation Coordinator

Remote Participation: Rich Scanlon, Vice Chairman and Chief Assessor and Marlies Henderson, Member

CALL TO ORDER:

Chairman Jim O'Donnell called the hearing to order at 7:00 p.m. and stated the meeting is being recorded on BATV.

PUBLIC COMMENT:

No one came forward

DISCUSSION OF MASONIC ASSOCIATION APPRAISAL QUOTE:

Rich Scanlon reached out to some appraisers in the area; spoke to several on the phone, Joe Brice was the only one who responded in writing as was requested. Mr. Brice is a well-known appraiser in the area and has done appraisal work for the town in the past.

Right of first refusal for the Masonic building was discussed at the last meeting. The Masonic could not get something in writing back to the Committee in time for tonight's meeting.

A discussion was opened up to the Committee. Katie Mahoney stated that it sounds like it will definitely be accepted; they would like to give the Town the right of first refusal and move forward. However, they are having a difficult time getting a quorum for their meetings. Their next meeting is at the end of July. The appraisal cost would be \$3,500.

Doug Meagher, seconded by Joe Fiumara made a motion to approve expenditure of Administrative Funds of \$3,500 for appraisal services for 11 Concord Road contingent on the Right of First Refusal being executed fully by December 31, 2019.

A roll call vote was taken

It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Nay
Joe Fiumara – Aye
Doug Meagher – Aye
Rich Scanlon – Aye
Tom Conway – Aye
Matt Battcock – Aye
Jim O'Donnell – Aye

CPC PLAN PUBLIC HEARING 7:15 PM:

Doug Meagher, seconded by Matt Battcock made a motion to open the public hearing.

A roll call vote was taken

It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Aye
Tom Conway – Aye
Matt Battcock – Aye
Rich Scanlon – Aye
Jim O’Donnell - Aye

Katie Mahoney went through the changes to be made to the plan, each change was discussed.

Mary Leach, seconded by Doug Meagher made a motion to accept adding to the table of contents, to the appendices that the ballot question language.

A roll call vote was taken

It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Aye
Tom Conway – Aye
Matt Battcock – Aye
Rich Scanlon – Aye
Jim O’Donnell - Aye

Doug Meagher, seconded by Mary Leach made a motion to accept change number two to insert “CPC has adopted in November 2016 with ballot question 5 “, on page 4 within the first paragraph.

A roll call vote was taken

It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Aye
Tom Conway – Nay
Matt Battcock –Nay
Rich Scanlon – Nay
Jim O’Donnell – Aye

Matt Battcock, seconded by Doug Meagher Made a motion to change the word structure on page 4 paragraph 7 to artifacts and resources

A roll call vote was taken

It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Aye
Tom Conway – Aye
Matt Battcock – Aye
Rich Scanlon – Aye
Jim O’Donnell - Aye

Doug Meagher, seconded by Joe Fiumara made a motion to change the language on page 11, paragraph one in the sentence that begins “no application will be accepted after this deadline” to insert under the word applications, the words “for the following Spring Town Meeting”

A roll call vote was taken

It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Aye
Tom Conway – Aye
Matt Battcock – Aye
Rich Scanlon – Aye
Jim O’Donnell - Aye

Doug Meagher, seconded by Travis Brown made a motion to accept to remove the fourth guiding principal on page 11.

A roll call vote was taken

It was voted:

Travis Brown - Nay
Mary Leach – Nay
Marlies Henderson - Aye
Joe Fiumara –Nay
Doug Meagher – Nay
Matt Battcock – Nay
Tom Conway – Nay
Rich Scanlon – Nay
Jim O’Donnell - Nay

Travis Brown, seconded by Mary Leach made a motion to accept the change on page 13, item 3 to change wording of three months prior to “by December 31 for the following Spring Town Meeting”.

A roll call vote was taken

It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Aye
Tom Conway – Aye
Matt Battcock – Aye
Rich Scanlon – Aye
Jim O’Donnell - Aye

Doug Meagher, seconded by Matt Battcock made a motion to add Date Stamp box to the forms on page 19 and 21.

A roll call vote was taken

It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Aye
Tom Conway – Aye
Matt Battcock – Aye
Rich Scanlon – Aye
Jim O’Donnell - Aye

Doug Meagher, seconded by Rich Scanlon made a motion to add on page 36 below the title of Community Preservation Act Grant Agreement Template, “*Note: Grant Agreements are entered by and under the authority of the Town Manager”.

A roll call vote was taken

It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Abstained
Joe Fiumara – Aye
Doug Meagher – Aye
Tom Conway – Aye
Matt Battcock – Aye
Rich Scanlon – Aye
Jim O’Donnell - Aye

The Chair opened the floor to questions to the audience:

Michele DeParasis of Sheridan St came forward to comment on a couple of items. First to say the Town Meeting Members, not the Town of Billerica created this (the CPC) committee. Also, why does the CPA pay for feasibility studies? She believes anyone coming forward should have all their studies and all information needed prior to accepting the projects.

Ms. DeParasis questioned where the monies are coming from to pay for the appraisals that were discussed earlier and whose project is it. There was some discussion between Ms. DeParasis and the Committee and some explanations.

Janet Morris of Tercentennial Drive asking about page 11, paragraph 2 and page 13 number 2 of the CPC Plan regarding questions to be addressed to Katie Mahoney or Rob Anderson. Asking if the Committee could change it from both Rob and Katie to just Katie Mahoney since she is the Coordinator for the Community Preservation committee.

Mary Leach, seconded by Joe Fiumara made the motion to remove Rob Anderson's name as a point of contact for the CPC.

A roll call vote was taken
It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Aye
Tom Conway – Aye
Matt Battcock – Aye
Rich Scanlon – Aye
Jim O'Donnell - Aye

Doug Meagher, seconded by Matt Battcock made a motion to close the public hearing.

A roll call vote was taken
It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Aye
Tom Conway – Aye
Matt Battcock – Aye
Rich Scanlon – Aye
Jim O'Donnell - Aye

Doug Meagher, seconded by Mary Leach made a motion to accept all the changes that were voted on during the public hearing.

A roll call vote was taken
It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Aye
Tom Conway – Aye

Matt Battcock – Aye
Rich Scanlon – Aye
Jim O’Donnell - Aye

DISCUSSION OF SHAWSHEEN RIVER PARCEL – TITLE WORK QUOTE:

Rich Scanlon reached out to Jonathan Eichman for title work, Katie included a copy of the email Mr. Eichman had sent back stating he knew nothing about the titles and would give a very rough estimate of \$800 per parcel. See the copy of the email for more information. Rich thinks we should move forward to clear these titles so they can be handed over to the town.

Joe Fiumara, seconded by Rich Scanlon made motion, to clear all five (5) titles, not to exceed \$4000 with the approval that has already been received by Town Counsel to use the CPC Administrative funds.

A roll call vote was taken
It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Nay
Joe Fiumara – Aye
Doug Meagher – Aye
Matt Battcock – Aye
Tom Conway – Aye
Rich Scanlon – Aye
Jim O’Donnell - Aye

DISCUSSION OF SWANSON MEADOWS GOLF COURSE APPRAISAL QUOTE:

Rich Scanlon explained that the owners Bill Cooke and Bob Murphy agreed to let the Town have the right of first refusal. Rich spoke to Mr. Brice and asked him to offer up an appraisal number for the entire property including both parcels, the golf course and the club house. Rich also asked for separate appraisals for the individual properties.

Joe Fiumara, seconded by Doug Meagher made motion, to spend the \$12,500 for the appraisals for Rangeway Road for both parcels.

A roll call vote was taken
It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Nay
Joe Fiumara – Aye
Doug Meagher – Aye
Matt Battcock – Aye
Tom Conway – Aye
Rich Scanlon – Aye
Jim O’Donnell - Aye

COORDINATORS REPORT:

Katie Mahoney stated that all the MOU's and Grant Agreements from the current round of projects have all been approved. They've all been sent out and she already received the library's back.

Matt Battcock, seconded by Joe Fiumara made a motion to accept the Coordinators report.

A roll call vote was taken

It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Aye
Matt Battcock – Aye
Tom Conway – Aye
Rich Scanlon – Aye
Jim O'Donnell - Aye

FISCAL UPDATES:

The amount we have remaining in the Administrative is \$20,842.69 as of June 26, 2019.

Joe Fiumara updated that he spoke with the Recreation Director, the course is being designed for the Frisbee Golf, if the design is accepted by the Recreation Commission it will hopefully start in the fall.

Doug Meagher had a question for Katie, at the last Finance Committee Meeting Paul Watson provided a small spread sheet showing a status report on all the projects. He wondered if that was something that could be emailed to this committee and possibly eventually added to the website so everyone could see where the projects stand.

Bob Correnti from the Housing Authority came forward to give an update. The Billerica Housing Affordable Trust will be reviewing the grant agreements for both the first and second rounds at their July meeting. Also, they are actively pursuing to purchase property in town for affordable housing.

MINUTES:

Joe Fiumara, seconded by Matt Battcock made the motion to accept the minutes of May 23, 2019.

A roll call vote was taken

It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Abstained
Rich Scanlon – Aye
Tom Conway – Aye
Matt Battcock – Aye
Jim O'Donnell - Aye

Next meeting will be decided at a later date.

Jim O'Donnell spoke about the change in the Committee. This was Mary's last meeting; Jim thanked Mary and hopes she would still participate by coming to the meetings etc. He also welcomed Caddy Em as the new Committee member.

MISCELLANEOUS/CORRESPONDENCE – NOT OPEN FOR DISCUSSION:

N/A

ADJOURNMENT:

Joe Fiumara, seconded by Matt Battcock made motion to adjourn.

A roll call vote was taken

It was voted:

Travis Brown - Aye
Mary Leach – Aye
Marlies Henderson - Aye
Joe Fiumara – Aye
Doug Meagher – Aye
Rich Scanlon – Aye
Tom Conway – Aye
Matt Battcock – Nay
Jim O'Donnell - Aye

Chairman Jim O'Donnell adjourned the meeting at 8:37 pm.

Joyce MacMillan
Recording Secretary