

## COMMUNITY PRESERVATION COMMITTEE PUBLIC HEARING MINUTES

May 28, 2020

A Public Hearing of the Community Preservation Committee was held on Thursday May 28, 2020 at 6:00 p.m. via Zoom Video Conferencing Communication App and BATV.

Present: Rich Scanlon, Chairman, Doug Meagher, Vice Chair, Travis Brown, Treasurer, Tom Conway, Member, Marlies Henderson, Member, Joe Fiumara, Member, Jim O'Donnell, Member, Caddy Em, Member, Matt Battcock, Member and Katie Mahoney, Community Preservation Coordinator

### **CALL TO ORDER:**

Chairman Rich Scanlon called the meeting to order at 6:00 p.m. and stated the meeting is being held via Zoom and can be seen on BATV.

### **PUBLIC HEARING ON COMMUNITY PRESERVATION APPLICATIONS:**

Doug Meagher, seconded by Joe Fiumara made a motion to open the public hearing.

A roll call vote was taken

It was voted (9 – 0):

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

Katie Mahoney went through an overall PowerPoint Presentation of all the projects being voted on tonight. The presentation was sent to all the Committee members prior to the meeting. There were a couple of corrections made on the presentation.

Chairman Scanlon opened the floor to the public for questions, comments and concerns regarding the projects.

Ellen Rawlings, President for BATV Board of directors - Speaking on behalf of the Howe Project. BATV has worked cooperatively with the Town on this project for quite a while now. Long ago the Town identified this building as an important part of the Town's history. BATV has the capacity to be a good tenant. Thanks to the CPC this project can move forward. Asking the Committee to support this project and vote yes.

John Gagliardi, Asst. Secretary for BATV Board of Directors – John has been with BATV for over 25 years and echo's everything Ellen had said. He also stated that tonight we not only have a chance to salvage this historic building but to put it to fantastic community use. John spoke about the many programs BATV has and how they work with the schools and the community. It is a perfect use for CPC funds. Also asking the Committee to support this project and vote yes.

Sam Schauerman, Executive Director for BATV – Sam has been with BATV for almost 20 years. He stated there have been many efforts to restore the building but none have been able to achieve that goal. BATV approached the Town many years ago about the building, they have done their best to remain A-political and

not create any hard feelings regarding the future of the Howe with other organizations or Committees in town. Sam went on to let everyone know what BATV does within the community and spoke about the many programs offered by BATV. He would also like the committee to support this project and vote yes.

Brian Henderson, Board Member of the Shawsheen River Watershed Assoc. (SRWA) – Brian is in full support of the Sheridan Street put-in. The SRWA has been spending years cleaning and keeping the Shawsheen River safe for recreation. He believes the Sheridan Street put-in would be a huge benefit; it would safe and an opportunity to clean up the area. Hoping the Committee will support this project.

JoAnne Giovino and Isabel Tourkantonis stated they were available if anyone had questions regarding the Conservation projects.

Sharon (no last name given) tried to speak during the meeting. Sharon’s inability to speak was due to her inability to follow access instructions and not due to issues with the meeting format.

There were a couple questions via the Q & A tab in the ZOOM App – There were two people with Questions:

Mary Leach asked about the maintenance and bills for the Masonic Lodge and asked if the presentation slides would be available online? It was noted that the presentation would be available online. As for the maintenance and bills for the Masonic Lodge; if the Town makes the purchase, the Masonic maintenance would become part of the Town’s budget. Another question raised as to whether there was a use for Masonic Hall at this point and the Chair responded that it was undetermined at this time. Committee Member Marlies Henderson sought to interject her comments during this section of the Public Hearing and when the Chair informed her that she was off topic, she continued to speak while not having the floor. The Chair asked that she be muted.

Kelley (no last name given) asked if now is the time to be borrow this much money? Mr. Curran stated that the borrowing is a long term commitment; it’s not something that is looked at as a snapshot in time. Decisions on long-term projects shouldn’t be made based on a snapshot in time. The Town has a financial plan to handle the projects.

Doug Meagher, seconded by Joe Fiumara made a motion to close the public hearing.

A roll call vote was taken

It was voted (9 – 0):

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

**PUBLIC HEARING CLOSED**

**VOTE TO RECOMMEND WARRANT ARTICLES FOR SPRING TOWN MEETING:**

Article 30 – Library, Katie Durand Memorial Park, Sheridan St River Access

Doug Meagher, seconded by Joe Fiumara made a motion to recommend Article 30 essentially as printed in the warrant but the amounts for: Item A Public Library Purchase of Archival Furniture and Supplies in the amount of \$9303.10, Item B-1, the Katie Durand Memorial Park on Carter Ave in the amount of \$7500, Item B-2 Sheridan Street River Access in the amount of \$40,000, Item C-1 Community Housing Reserve in the amount of \$90,000 and Item E-1 Staff and technical support in the amount of \$45,000.

Chairman Scanlon opened the floor to the Committee for questions, comments and concerns regarding the forth coming projects. Some items discussed ranged from full support of the article to wanting to separate the article. It was also asked for the wording “Affordable Housing Trust” to be added to the article.

A roll call vote was taken

It was voted (9 – 0):

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

Article 31 – Thomas Talbot Masonic Lodge

Doug Meagher, seconded by Joe Fiumara made a motion to recommend Article 31 essentially as printed in the warrant in the amount of \$800,000 for the purchase of the Thomas Talbot Lodge as outlined in the application accepted. However, the way the article is written, any money over and above the appraisal would go to immediate eligible repairs.

Chairman Scanlon opened the floor to the Committee for questions, comments and concerns regarding the Thomas Talbot Lodge. It was mentioned that they could not put an amount on the Warrant Article over and above the appraised value. However, the way the article was written that any additional money over and above what the Board of Selectmen decide, (if the decide to purchase) any additional money would be put to any immediate concerns or allowable expenses. Marlies Henderson requested feedback from the Town Manager on future costs of the building maintenance and liability. Because the Public Hearing had been closed, the Chair closed off outside comment and the Town manager was denied comment. It was stated that this portion of the meeting was only for Committee discussion and the Committee proceeded with deliberations. There was also much support for this project as a once in a lifetime opportunity with an opportunity for many different uses.

A roll call vote was taken

It was voted (8 – 1):

Tom Conway - Aye  
Joe Fiumara – Aye  
Marlies Henderson – Nay  
Jim O’Donnell – Aye

Travis Brown – Aye  
Doug Meagher – Aye  
Caddy Em - Aye  
Matt Battcock - Aye  
Rich Scanlon – Aye

#### Article 22 –Howe School

Doug Meagher, seconded by Jim O’Donnell made a motion to recommend that the Town appropriate the amount of \$4,900,000 from the Community Preservation Act Revenue to be used along with other funding sources to pay costs of designing, constructing an addition, remodeling and equipping the historic Howe School including the payment of all costs incidental and related thereto and that the designated portion of this appropriation should be funded by borrowing such amount as permitted by Massachusetts General Law Chapter 44B the Community Preservation Act or any other enabling authority.

Chairman Scanlon opened the floor to the Committee for questions, comments and concerns. Doug Meagher and Rich Scanlon stated that they are board members for BATV but their comments tonight have very little to with that and they do not receive any financial compensation due to this project. Marlies Henderson suggested that the project be pushed out for 6 months to one year until a better dollar figure was determined. The Town Manager sought to interject to address inaccurate comments that had been made by Marlies Henderson and the Chair declined the Town Manager comment as the Public Hearing was closed. The Town Manager ceased speaking. It was stated that the building was built in 1851 and is one of the oldest buildings in Town. This could be the Town’s last best chance to save this building. If BATV does become housed there, they will bring some life to the building for the community to enjoy. Majority of the Committee is looking forward to seeing the history of the building preserved.

A roll call vote was taken

It was voted (8 – 1):

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

#### Article 23 –Peggy Hannon Rizza Multi-General Park and Recreation Complex

Doug Meagher, seconded by Jim O’Donnell made a motion to recommend that the Town appropriate the amount of \$5,000,000 from the Community Preservation Act Revenue to be used along with other funding sources to pay costs of designing, constructing and remodeling and equipping the Peggy Hannon Rizza Multi-General Park and Recreation Complex which now include among other elements, turf fields, soft ball fields, pavilion, parking, community space, restrooms and concessions, including the payment of all costs incidental and related thereto and that the designated portion of this appropriation should be funded by borrowing by

the Town as permitted by Massachusetts General Law Chapter 44B the Community Preservation Act or any other enabling authority.

Chairman Scanlon opened the floor to the Committee for questions, comments and concerns. The Committee all agreed that this is a great project but think it might be better to hold off a year or so. Matt Battcock spoke about the atmosphere economically right now and his concern for the other projects that are being put forward. Town Manager John Curran sought to interject and the Chair denied the Town Manager comment as these were Committee deliberations only and the Public Hearing was closed. The Town Manager ceased speaking. The Committee as a whole is concerned with putting two bonding projects forward at the same time during a pandemic and getting the two thirds vote it needs to pass. It is definitely something to invest in and they hope the project will be brought back next year to the Committee.

A roll call vote was taken  
It was voted (0 – 9):

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

**MINUTES OF MARCH 12, 2020 AND MAY 8, 2020:**

Marlies Henderson, seconded by Travis Brown made a motion to accept the March 12, 2020 minutes as written.

A roll call vote was taken  
It was voted (9 – 0):

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

Marlies Henderson, seconded by Travis Brown made a motion to accept the May 8, 2020 minutes as written.

A roll call vote was taken  
It was voted (8 – 0 - 1):

Tom Conway - Aye  
Joe Fiumara – Aye

Marlies Henderson – Aye  
Jim O’Donnell – Aye  
Travis Brown – Aye  
Doug Meagher – Aye  
Caddy Em - Abstain  
Matt Battcock - Aye  
Rich Scanlon - Aye

**ADJOURNMENT:**

Doug Meagher, seconded by Doug Meagher made motion to adjourn.

A roll call vote was taken

It was voted (9 – 0):

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

Chairman Rich Scanlon adjourned the meeting at 7:30 pm.

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Joyce MacMillan  
Recording Clerk