



## TOWN OF BOXBOROUGH NOTICE OF PUBLIC MEETING

**BOARD/COMMITTEE:** Community Preservation Committee

**MEETING DATE:** December 2, 2021

**TIME:** 7:30 PM

**PLACE:** Remote Meeting pursuant to Current Executive Order.  
See instructions below.

### AGENDA

1. Review and Approve Minutes from November 4, 2021
2. Correspondence and New Business (if any)
3. 7:30 PM, Public Hearing as Advertised  
(Order of Applications to be Heard, Subject to Change)
  1. Housing Board: Boxborough Rental Assistance Program (BRAP)
  2. Conservation Commission: Conservation Trust Fund
  3. Cemetery Commission: Cemetery Restoration
  4. Water Resources Committee: Land Acquisition for Water Resources Protection
4. Next Meeting, January 6, 2022 – draft agenda items

Join Zoom Meeting

<https://us02web.zoom.us/j/84678018566?pwd=d1YvSjZrVVNYZ2lGWVIMQW9JME5jZz09>

Meeting ID: 846 7801 8566

Passcode: 945298

One tap mobile

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## BOXBOROUGH COMMUNITY PRESERVATION COMMITTEE

29 Middle Road, Boxborough, Massachusetts 01719

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### DRAFT

### Community Preservation Committee (CPC)

November 4, 2021

Remote (Zoom) Meeting, Open to the Public  
Pursuant to Executive Order of March 12, 2020  
Votes on All Motions Are by Roll Call

#### MEMBERS PRESENT:

Dennis Reip, Chair, Conservation Commission  
Hugh Fortmiller, Clerk, At-large  
Hilary Greven, Recreation Commission  
Rita Gibes Grossman, Vice Chair, At-large  
Robin Lazarow, Planning Board  
John Neyland, Agricultural Commission  
Alan Rohwer, Historical Commission  
Priya Sundaram, Finance Committee  
Ron Vogel, Housing Board

#### EX OFFICIO MEMBER PRESENT:

Simon Corson, Town Planner (Serving as Zoom Host)

#### EX OFFICIO MEMBER ABSENT:

Wes Fowlks, Select Board Liaison

#### VISITOR:

Les Fox, Chair of Water Resources Committee (WRC)

#### DOCUMENTS:

- Agenda for November 4, 2021
- Draft of CPC Minutes from October 7, 2021
- Email from CP Coalition, acknowledging dues payment
- Final Application Distribution and Review Timelines
- Legal Notice for December 2, 2021 – Public Hearing for Final Applications
- Final Applications Received:
  1. Boxborough Rental Assistance Program
  2. Conservation Trust Fund
  3. Cemetery Restoration
  4. Land Acquisition for Water Resources Protection (from WRC)
    - Original Application, 10-28-21
    - Supplement to Application, 11-4-21

**7:39 PM** – After taking a roll call for a quorum (all nine members present), Chair Dennis Reip called the meeting to order.

**1. Review and Approval of Minutes from October 7, 2021:** Alan **moved** to approve the minutes as corrected. Ron **seconded** the motion. **VOTE:** Passed, 8-0, with one abstention (Robin not having attended 10-7-21).

**2. Community Preservation Coalition Correspondence:** Dennis gave a summary of an email from Chase Mack, Coalition Communications Director, thanking the CPC for its annual dues and reporting that the State will provide CPA matching funds at 28.6%, an increase for the third year in a row. **ACTION: Hugh** will send Chase email address corrections for Robin and Ron, and give Chase an updated list of officers.

**3. Discussion of Boxborough Rental Assistance Program (BRAP) Application:** The request for \$38,050 is the same as last year's request. Ron pointed out that the application now requests funds to cover "an average" of 12 recipients. He explained that because recipients "come and go," BRAP may occasionally be supporting as many as 13 or 14 recipients.

**4. Discussion of Conservation Trust Fund Application:** The request for \$10,000 is the same as in past years. Dennis will meet with the Finance Committee to explain how Trust funds are used. He hopes FinCom will allow the CTF article to be included in the Consent Agenda at Annual Town Meeting. Rita points out that the Conservation Commission's "**Town and Open Space**" map needs to be brought up to date. **ACTION: Rita** will send her observations about the map to Dennis, Chair of ConsCom. Robin asked if the CTF funds fill the same needs each year. Dennis pointed out that needs vary, depending upon acquisition opportunities and land maintenance responsibilities. He explained that to supplement CTF funds, Simon is looking for grants to support open space and recreation projects.

**5. Discussion of Cemetery Restoration Application:** The request for \$9,500 is the same figure Owen Neville presented at CPC's last meeting. Alan pointed out that the restoration work in North Cemetery may be completed for less than \$9,500, and remaining funds would be used to begin restoration work in South Cemetery. **ACTION: Alan** will send Dennis, Simon, and Mary Nadwairski a record of the Historical Commission's vote to endorse the Cemetery Commission's application.

**6. Discussion of Application from the Water Resources Committee (WRC) to Acquire Land for Water Resources Protection:** The \$275,000 requested would be used to acquire open land in the northwest corner of Boxborough, just east of Route 495, to allow the Town to establish a public well for use by both Boxborough and Littleton residents. **WRC Chair Les Fox** explained that the "Supplemental" application package is an attempt to describe the history and future needs for clean water in that region, especially in response to growing concerns from the EPA regarding salt, PFAS, and other contaminants in both public and private wells. Concerns include possible pollution coming from **waste water treatment** in close proximity to wells. The CPA funds would be used to purchase land from the **Harvard Sportsman Club** to preserve the open land where a high-output public well could be placed. The plan would also require possible coordination with **Campanelli and Trigate**, the real estate and construction managing company which purchased contiguous land from CISCO. The well water would be pumped to a **Littleton Water Department (LWT)** treatment facility west of 495. The treated water would then go to both Boxborough and Littleton residents west of Route 495, and possibly to Boxborough residents east of 495. Rita pointed out that both the **Boxborough Conservation Trust and Nature Conservancy** have interest in the area and need to be consulted. Les pointed out that portions of the land are currently under **Chapter 61 forestry** programs. He explained that LWD would cover the

initial cost of a public water system; rate-payers would be responsible for the payback. (Dennis pointed out that the “Supplemental” application was not accurate in stating that the WRC received CPA funds in the past. Les agreed.) Rita wondered whether the cost of the land would be based on **appraised or assessed** evaluation. Les said the because the land is undeveloped, is restricted under Chapter 61, and much of it is wetland, it would have to be appraised. Hugh recommended that the application stress the purchase of “**open land**” to emphasize CPA terminology in order to make the application clearly appropriate for CPA funding when the proposal goes to ATM. Robin asked about other possible sources of funds. Les responded that CPA money would be used only for land acquisition, and that **Municipal Vulnerability Preparedness (MPV)** grants and other sources will be pursued. The request for \$275,000 in CPA funds could change as the complicated process of coordination goes forward; Les pointed out that it would be wise to have contingency plans at the ready to revise the figure at ATM. Alan pointed out that given modest requests from others for CPA funding this year, this project fits the CPC budget for FY2023. Dennis pointed out that reconstruction of the **bridge over 495** planned for 2023 should provide for carrying water mains west and east; Les said a 12-inch water main is part of the plan. Priya pointed out that only recently has **PFAS testing** taken place; Les said the **LWD water treatment plant** would remove all contaminants. Ron emphasized the need to target CPA funding to purchase and protect open land, a common CPA project; in this case, the land has valuable water resources. Ron also expressed concern about possible pollution coming from the Gun Club. As the Economic Development liaison to the WRC, John emphasized the importance of **LWC’s attention of PFAS**. Les reported that the WRC may seek funds from the Town to hire a consultant to coordinate such a complicated project. Robin asked if the Town wanted to be dealing with land contiguous to **possible Gun Club pollutants**. Les responded that the Campanelli and Trigate land does not have significant water sites. Dennis thanked Les for his presentation and asked that for the CPC meeting on December 2, the WRC might simplify the “Supplemental” document to emphasize the need for the Town to use CPC funds under CPA guidelines for “open land,” enhanced by the property’s potential to provide significant water. Rita called it “**insurance for the future.**”

**7. Preparation for Public Hearing for Final Applications, December 2, 2021: ACTIONS:** Dennis will ask Mary Nadwairski to distribute final applications to Town Boards and Committees for review and comments to come to the CPC, preferably before the public meeting. He will also request the posting of the Legal Notice for December 2, 2021, announcing the public meeting open to citizens to discuss final applications. Dennis will ask applicants to be present to explain their proposals and to answer questions.

**8. Veterans Day Ceremony Thursday, November 11, 2021, 11:00 AM, at Veterans Memorial:** Ron reminded the CPC that CPA funding had supported the Memorial, and he encouraged CPC members to attend. Alan said the ceremony would last 15-20 minutes.

**NEXT MEETING: A REMOTE MEETING THURSDAY, DECEMBER 2, 2021, 7:30 PM:** The public hearing.

There being no further business, Robin **moved** to adjourn the meeting; Rita **seconded** the motion.

**VOTE:** Unanimous, 9-0.

**Dennis adjourned the meeting at 9:09 PM**

Respectfully Submitted,  
Hugh Fortmiller, Clerk



Dennis Reip <dennisreip@gmail.com>

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## Cemetery CPA project proposal endorsement

1 message

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**Alan Rohwer** <alan.rohwer@verizon.net>

Fri, Nov 12, 2021 at 11:31 AM

Reply-To: Alan Rohwer <alan.rohwer@verizon.net>

To: "dennisreip@gmail.com" <dennisreip@gmail.com>, "mnadwairski@boxborough-ma.gov" <mnadwairski@boxborough-ma.gov>, "scorson@boxborough-ma.gov" <scorson@boxborough-ma.gov>, "neville317@verizon.net" <neville317@verizon.net>

At our October 14, 2021 posted meeting, the Historical Commission unanimously endorsed the CPA Cemetery Restoration Project. The Commission noted that this is a continuation of earlier restoration work done and that this work was done in a professional manner.

For the Commission: Alan Rohwer, BHC Chair

Alan Billingsley Rohwer  
Boxborough, MA, U.S.A 01719  
42.4763 N, 71.4972 W. 95 m elev.

"You can learn not to want what you want, to recognize desires but not be controlled by them"

- The Buddha