



BOXBOROUGH COMMUNITY PRESERVATION COMMITTEE

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Community Preservation Committee (CPC)

January 6, 2022

(Approved 2-3-2022)

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 (till 7:53)
Rita Gibes Grossman, Vice Chair, At-large
Robin Lazarow, Planning Board
Alan Rohwer, Historical Commission
Priya Sundaram, Finance Committee
Ron Vogel, Housing Board

MEMBERS ABSENT:

Hilary Greven, Recreation Commission
John Neyland, Agricultural Commission

EX OFFICIO MEMBER ABSENT:

Wes Fowlks, Select Board Liaison

DOCUMENTS:

- Agenda for January 6, 2022
- Draft of CPC Minutes from December 2, 2021
- Copy of bill from The Beacon for posting of the CPC public hearing notice
- Correspondence between CPC Chair Reip and Stuart Saginor of the Community Preservation Coalition regarding use of CPA funds for the Water Resources Committee's proposal.
- Applications and presentations continued from 12/2/2021 Public Hearing

7:34 PM – After taking a roll call for a quorum (seven members present), Chair Dennis Reip called the meeting to order.

1. Review and Approval of Minutes from December 2, 2021: Hugh explained one correction from Mary Nadwairski. Robin **moved** to accept the minutes as revised; Rita **seconded** the motion.

VOTE: Unanimous, 7-0.

2. Correspondence. Dennis presented the bill from The Beacon for the posting of the CPC public hearing notice. Dennis **moved** to approve the payment of \$159.50 to The Beacon. Ron **seconded** the motion. **VOTE:** Unanimous, 7-0. Dennis showed the CPC Stuart Saginor's recommendations regarding

use of CPA funds for land acquisition to preserve water resources; Dennis explained that the letter would become part of the public hearing which followed.

3. Public Hearing: Dennis continued the Public Hearing (opened on 12/2/2021) to review CPA Applications.

4. Review of Boxborough Rental Assistance Program (BRAP) Final Application: Ron stated that no changes had been made to the application. No other new information or commentary was received.

5. Review of Conservation Trust Fund Final Application: As Chair of the Conservation Commission (ConsCom), Dennis reported that he will be meeting with the Finance Committee (FinCom) on 1/18/2022 to discuss whether the Trust Fund application could receive a unanimous recommendation from the FinCom allowing for the possibility of the Article to appear on the consent agenda at Annual Town Meeting (ATM). He will also discuss with FinCom the anticipated cost of updating the Town's Open Space and Recreation Plan (OSRP) that is intended to be paid with CPA funds via the Conservation Trust Fund.

6. Review of Cemetery Restoration Final Application: No changes made. No other new information or commentary was received.

7. Review of Final Application from the Water Resources Committee (WRC) to Acquire Land for Water Resources Protection: Discussion focused on Stuart Saginor's response regarding the use of CPA funds. Mr. Saginor states that CPA funds may be used for acquisition of land in order to protect a watershed and water supply. In response to a question from Priya, Dennis said that Mr. Saginor's letter says that CPA funds may be used for "due diligence" to be sure a water supply is present on the land, but CPA funds may not be used to create a water supply or to pay to make the water available to the public. Robin pointed out that the WRC is apparently requesting approval of \$150,000 at the February Special Town Meeting (STM); FinCom has not yet considered the WRC request, and Robin thinks the approval or disapproval of the request at STM may affect the WRC's application for CPA funds. The WRC is also pursuing a DOT funding specific to well testing. Dennis said that the drafting of CPC Articles for ATM would be on the agenda for the next CPC meeting and that the CPC might learn more from the WRC by then regarding the detailed scope of the request and/or amount and the status of due diligence. Priya noted that ATM should be informed about the source of funds for "due diligence" work that CPA funds could not cover. (Hugh left meeting, 7:53.) Dennis commented that the CPC needs to be careful in considering the scope of the request; the use of CPA funds should be limited to acquiring land to protect a watershed, and not for the separate activity involved in developing a potential water supply system. **ACTION:** For the next meeting, Dennis will draft the article with Les Fox, and CPC can determine whether to recommend the article to ATM for funding. The CPC senses that this application will be somewhat fluid until details are clarified. Robin noted it is not a foregone conclusion that FinCom is going to approve funding for due diligence. The WRC could pull the article if there are too many open questions. Rita asked if the land were appropriate for ConsCom acquisition in the future, and Dennis noted that land is reasonably well protected with wetland.

8. Closing of Public Hearing: Dennis **moved** to close the public hearing. Robin **seconded** the motion. There was no further discussion. **VOTE:** Unanimous, 6-0.

9. CPC votes to Recommend Applications to ATM: Dennis explained that a vote to recommend means that the application will be drafted into a warrant article for CPC consideration at the next CPC meeting, February 3, 2022.

- **BRAP Application:** Dennis **moved** to move forward with the BRAP application. Ron **seconded** the motion. Discussion noted that the application is popular and well received. **VOTE:** 6-0, Unanimous.
- **Conservation Trust Fund Application:** Dennis **moved** to move forward with the ConsCom Conservation Trust Fund application. Rita **seconded** the motion. There was no further discussion. **VOTE:** 6-0, Unanimous.
- **Cemetery Restoration Application:** Dennis **moved** to move forward with the Cemetery Commission application. There was no further discussion. **VOTE:** 6-0, Unanimous.
- **Water Resources Application:** Dennis **moved** to move forward with the WRC application. Priya **seconded** the motion. To begin the discussion, Robin noted that the process is still in very early stages: the value of the land is not certain, and the Town should not be in a position to consider the purchase until the water testing is completed. WRC is currently applying for \$150K at the STM on February 28, in order to pursue “due diligence” prior to the ATM in May. Dennis clarified that we are voting tonight about whether to approve the application to proceed as a warrant article. During review of the draft article at our next meeting, the CPC could decide that there are too many uncertainties with the proposed acquisition of land, and the CPC could vote to reject the article. Priya asked if applications and articles have been delayed in the past. Ron said that in the past other applications and articles have been delayed and reworked before eventually moving forward to receive ATM approval. **VOTE:** Approved, 5-1. **ACTION:** Dennis will ask WRC Chair Les Fox to clarify whether the article will move forward; Dennis will also ask Les for recommendations about the language to be used. Dennis noted that the deadline for articles for the ATM is March 28, 2022. **ACTION:** Dennis asked Robin to draft an explanation for her vote not to approve, particularly if the vote remains the same in February; her explanation would appear under the article for ATM. The wording of the WRC article will be drafted by the CPC February meeting.

10. NEXT MEETING: A REMOTE MEETING, THURSDAY, FEBRUARY 3, 2022, 7:30 PM

- Review of drafts of articles for ATM.
- Update on CPA funds available.
- Review of cost of funding the proposed articles.

There being no further business, Dennis called for a motion to adjourn. Robin **moved** to adjourn. Rita **seconded** the motion. **VOTE:** Unanimous, 6-0.

9:03 PM – Dennis adjourned the meeting.

Respectfully Submitted,

Rita Gibes Grossman, VP – Acting Clerk
Hugh Fortmiller, Clerk