



BOXBOROUGH COMMUNITY PRESERVATION COMMITTEE

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Community Preservation Committee (CPC)

January 7, 2021

Remote (Zoom) Meeting, Open to the Public
Pursuant to Executive Order of March 12, 2020

Votes on All Motions are by Roll Call
(Minutes approved 2-4-2021)

MEMBERS PRESENT:

Dennis Reip, Chair, Conservation Commission
Rita Gibes Grossman, Vice Chair, At-large
Hugh Fortmiller, Clerk, At-large
Hilary Greven, Recreation Commission
Robin Lazarow, Planning Board
Keith Lyons, Finance Committee
John Neyland, Agricultural Commission
Alan Rohwer, Historical Commission
Ron Vogel, Housing Board (Arrived 8:30)

PRESENT, EX OFFICIO:

Maria Neyland, Select Board Liaison

ABSENT, EX OFFICIO:

Simon Corson, Town Planner

VISITORS:

Megan Connor, Recreation Commission Chair
Scott Hamill. AB Youth Baseball
Delise Lapierre, Kevin Ryan, Kevin Thomas

DOCUMENTS:

- Agenda for January 7, 2021
- Draft of CPC Minutes from December 3, 2020
- Bill from Gatehouse Media
- Email correspondence from Community Preservation Coalition
- Cheryl Mahoney's email request for CPC's contribution to the Town's Annual Report

7: 31 PM – After taking a roll call for a quorum (eight members present), Chair Dennis Reip called the meeting to order and reviewed the specifications of the Executive Order of March 12, 2020.

7:35 PM -- Dennis opened the continuation of the **public hearing** to discuss the three applications for 2021 CPA funding.

1. Review of Boxborough Rental Assistance Program (BRAP) application: No comments or questions.

2. Review of Conservation Trust Fund application: No comments or questions.

3. Review of Liberty Fields Renovation application: Regarding how the CPC's \$300,000 might be used, Hilary explained what RecCom has learned since the first public hearing, December 3, 2020.

- **The DPW** has agreed to **plow** the parking area in the winter and to also plow a new walking path when time permits. At ATM in May, the DPW will seek \$21,000 to pay for **infield grooming** equipment to serve both Flerra Field and the baseball field at Liberty Fields, should it be rebuilt. The DPW will provide **infield material** for annual repair to all baseball diamonds.
- **Town Planner**, Simon Corson, has verified that Steele Farm is not ADA accessible; Beaver Brook paths are on private property. **Mass Trails** has set a deadline of February 1, 2021 for an application RecCom is preparing to get funding for Liberty Fields planning, fees, site preparation and other costs which could reduce the need for all \$300,000 from CPC. **ACTION: DENNIS** will help draft the CPC warrant article for Liberty Fields to reflect the possible grant funds. RecCom will learn about the grant before ATM.
- **AB Youth Baseball** representative Scott Hamill reports that participation in Youth Baseball has increased in recent years. Despite Covid-19, 769 young people participated in 2020; Boxborough represents about 20% of those participating. The program needs more fields to make the program work effectively, and improvement to the Liberty baseball field would be a significant help. Maria and others pointed out that the Town did a very poor job (twice) in building the Liberty baseball field; it must be torn up and rebuilt with better drainage and construction.
- **The Select Board** approves of the CPC Liberty Fields request for \$300,000 and also agrees with RecCom and FinCom's recommendation that RecCom seek **funding for the entire project** by requesting \$1,200,000 at ATM. The BSB recommended that should that request fail, RecCom should make an alternative request for funds to supplement CPC funding in order to do all the basic site preparations for the entire liberty Fields project. Keith verified that the request for a 15-year bond for the \$1,200,000 is currently at a favorable rate which would raise taxes for the average household by \$61.
- **Further Discussion:** Robin raised the question of how CPC's \$300,000 might be used if no other funding were approved at ATM. It was generally agreed that the CPC warrant could be written to **meld with other funding or stand alone**, without other funds, to improve drainage and irrigation for the soccer fields and prepare for the construction of the walking path. If funds were then left over, they would revert to the CPC and not be used for other site work. **ACTION: DENNIS** will draft the warrant to reflect such flexibility. Robin also raised a question about whether the neighboring Lombardo **gravel work** would create noise and dust that would interfere with Liberty Fields activities; no one had an answer. John pointed out that the CPC's main responsibility is to decide whether a proposal follows the guidelines and restrictions required of CPA funding; in this case, it does.

4. Closing the Public Hearing: As a roll call of all members brought forward no further questions, Dennis moved to close the public hearing. Rita seconded the motion. **VOTED:** Unanimous, 8-0.

5. Votes to Recommend CPA Funds at ATM:

- **Boxborough Rental Assistance Program (BRAP) application:** Rita moved that the CPC recommend the application. Dennis seconded the motion. **VOTED:** Unanimous, 8-0.

- **Conservation Trust Fund application:** Dennis moved that the CPC recommend the application. Rita seconded the motion. **VOTED:** Unanimous, 8-0.
- **Liberty Fields Renovation application:** Dennis moved that the CPC recommend the application. Rita seconded the motion. **Discussion:** Dennis expressed hope that the Town would approve all funding for the project at ATM. Robin ask for assurance that should other funds not be approved, CPA funding would be limited to only drainage and irrigation for the soccer fields and the building of the walking path, with a connection to Patch Hill paths. Nothing would be spent on further work. A Mass Trails grant might contribute to the \$266,000 estimated for the limited project. Unused CPA funds would come back to the CPC. CPC members and RecCom representatives agreed with that approach to the application. **ACTION: DENNIS** will draft the warrant accordingly. **VOTED:** Unanimous 9-0. (The vote includes Ron, who has joined the meeting.)

6. Review and Approval of the Minutes of December 3, 2020: Dennis and Hillary clarified details regarding the need for ADA compliance for the proposed walking path at Liberty Field, and that no other walking area in Boxborough is available that can serve the elderly and disabled. John recommended that the minutes use the first and last names of visitors who offer comments in an open meeting. Dennis moved to accept the minutes of December 3, 2020, as revised. Rita seconded the motion. **VOTED:** Unanimous 9-0.

7. Correspondence:

- Dennis presented a bill from Gatehouse Media for running a notice in “The Beacon” regarding the CPC public hearing. Dennis moved to pay the bill of \$168.20 from CPC administration funds. John seconded the motion. **VOTED:** Unanimous 9-0.
- Dennis shared an email from Chase Mack of the Community Preservation Coalition stating that in November CPA funds will increase to a 28.6% match for CPA committees, the third year of increased funding.
- Dennis shared an email from Cheryl Mahoney stating that the CPC entry in the Town’s Annual Report is due February 4, 2021. **ACTION: DENNIS** will update last year’s report for submission.

8. Agenda for Next Meeting: Dennis will help with the drafting of the three articles for CPC review and comments. Maria clarified that a place setting must be submitted by February 17, 2021; the final language is due by March 3, 2021. Dennis will also prepare the article for CPC administrative costs, with an explanation of how the “buckets” are used and where CPA funds will come from for each project. Rita will be acting Chair for the meeting. Hugh will take her place if necessary.

9. Other Business: Rita noted that the Town website for the CPC needs updating. Rita and John added that our names should also list our committee and board affiliations. **ACTION: HUGH** will submit the changes to Rajon Hudson.

NEXT MEETING: THURSDAY, FEBRUARY 4, 2021, 7:30 PM. REMOTE PUBLIC MEETING.

There being no further business, Rita moved to adjourn the meeting. Hugh seconded the motion. **VOTED:** Unanimous, 9-0.

8:53 PM – Dennis adjourned the meeting.

Respectfully Submitted, Hugh Fortmiller, Clerk