



## BOXBOROUGH COMMUNITY PRESERVATION COMMITTEE

29 Middle Road, Boxborough, Massachusetts 01719

Phone: (978) 264-1723 · Fax: (978) 264-3127

www.boxborough-ma.gov

---

### Community Preservation Committee (CPC) Minutes

April 7, 2022

(Approved 6-16-2022)

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  
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

#### MEMBER ABSENT:

Hilary Greven, Recreation Commission

#### EX OFFICIO MEMBER PRESENT:

Becky Harris, Town Clerk (Serving as Zoom Host)

#### EX OFFICIO MEMBER ABSENT:

Wes Fowlks, Select Board Liaison

#### DOCUMENTS:

- Agenda for April 7, 2022
- Draft of CPC Minutes from March 17, 2022
- Update on Warrant Article 23 for Proposed Land Acquisition of 95-105 Sargent Road

**7:32 PM** – After taking a roll call for a quorum, with eight members present, Chair Dennis Reip called the meeting to order.

**1. Review and Approval of Minutes from March 17, 2022:** Hugh explained one correction: The Recreation Commission (RecCom) said possible trails on the Sargent Road land could connect to existing trails for a total of five miles; at this time Rec Com is not offering to construct new trails. Ron **moved to approve the minutes** as amended; Rita **seconded** the motion. **VOTE: Passed, 8-0. Unanimous.**

**2. Correspondence:** None. Still awaiting update on State CPA matching funds for the coming fiscal year.

**3. Review of Warrant Article 23 for Proposed Land Acquisition, 95-105 Sargent Road:** The revised article now asks for **one ATM vote to approve two means of funding** the Town's acquisition of the Sargent Road land: a request for **CPA funds and a request to borrow funds**. A bond requires a two-thirds vote for approval of Article 23. Dennis reported that this article is scheduled to appear at the **beginning of the second night** of ATM and that all other CPA articles are on the "consent agenda." As President of Boxborough Conservation Trust (BCT), **Rita recused herself** from conversation about the Sargent Road article, given that the BCT, not a municipal stakeholder, but a private non-profit, prepared and submitted the application for the CPA funding for this article. Robin repeated her question from CPC's previous meeting: Does the article include specific language **permanently prohibiting development** on the land? The article does give authority to the Select Board "to convey a permanent restriction...on the lands..." and the article gives "care, custody, and management" of the land to the Conservation Commission (ConsCom) and the Agricultural Commission (AgCom). Robin hopes that language is specific enough. Alan asked if the Sargent Road land owner's notice to the Town regarding an offer from a developer has been acceptable to Town Counsel. Dennis responded that the **notice does "conform," and as of March 28, 2022, the Town has 120 days** to execute the right of first refusal. Dennis confirmed that BCT officers **Lisa St. Amand and Tom Bieber will be presenting** Article 23 at ATM. ACTION: Dennis said he would correct one typo in the article and look for others.

**4. Agenda for Next Meeting:** Review of ATM's **treatment of CPA articles**. Consideration of **terms for CPC members and officers**. Robin reported that she is not seeking Planning Board (PB) reelection, so another PB member will have to take Robin's place. Dennis reported that he is running for Town Moderator (unopposed at this date), and if elected, he will plan to leave his positions with CPC and ConsCom during the summer. ACTION: Hugh was asked to list current CPC members and the years their terms expire: **Dennis '23, Rita '24, Hugh '22, Hilary '22, Robin '22, Priya '24, John '24, Alan '23, Ron '23**.

**NEXT MEETING: A REMOTE MEETING THURSDAY, JUNE 2, 2022, 7:30 PM**

There being no further business, Robin **moved to adjourn the meeting**; Rita **seconded** the motion.  
**VOTE:** Unanimous, 8-0.

**Dennis adjourned the meeting at 8:02 PM**

Respectfully Submitted,

Hugh Fortmiller, Clerk