

**COMMUNITY PRESERVATION COMMITTEE PUBLIC HEARING MINUTES
May 23, 2019**

A regular meeting of the Community Preservation Committee was held on Thursday May 23, 2019 at 7:00 p.m. in Town Hall, room 110.

Present: Jim O'Donnell, Chairman, Rich Scanlon, Vice Chairman and Chief Assessor, Travis Brown, Treasurer, Mary Leach, Member, Marlies Henderson, Member, Tom Conway, Member and Joe Fiumara, Member, and Katie Mahoney, Community Preservation Coordinator

Absent: Doug Meagher, Member and Matt Battcock, Member

CALL TO ORDER:

Chairman Jim O'Donnell called the meeting to order at 7:00 p.m. and stated the meeting is being audio recorded.

PUBLIC COMMENT:

No one came forward

DISCUSSION OF MASONIC ASSOCIATION APPRAISAL AND SWANSON MEADOWS GOLF COURSE APPRAISAL:

The people from the Masonic Association and Swanson Meadows Golf Course have reached out to the Town to question if there would be any interest in purchasing their properties. An appraisal would need to be completed on both properties to determine the proper purchasing price of these properties. The Committee discussed whether or not they could use CPA admin monies for the appraisals alone, or does a project need to have been submitted in order to do so. Marlies stated that she spoke with Stuart Saginor at the Community Preservation Coalition that afternoon in regards to using CPA Admin Funds for this purpose and he said "the CPA Admin Funds are for the admin operations of the Administrator and the Administrator is administrating applications. So, if you have a CPA application/a CPA project, and have done your due diligence, that's when you can spend the CPA budget". Jim O'Donnell recalls that the night Town Counsel presented at the CPC Meeting, he addressed this issue and Admin Funds could be used for an appraisal and title work. The Committee has asked Katie to check with Town Counsel and verify. The Committee would like the Town to obtain the right of first refusal for these properties before moving forward with the appraisal and title work. Once Town Counsel weighs in, if he gives the go ahead, Rich has been authorized to obtain quotes for the appraisal and title work.

Tom Conway, seconded by Mary Leach made a motion to reach out to Town Counsel for an opinion on which direction to go, would it be feasible to spend money on and is it legal to spend money on appraisals for the Masonic Association along with a letter or agreement in regards to the town having the right of first refusal.

It was voted:

7 – In favor

0 – Opposed

Tom Conway, seconded by Travis Brown made a motion the CPC direct Rich Scanlon to obtain quotes for the Masonic Association and the Swanson Meadows Golf Course.

It was voted:

7 – In favor
0 – Opposed

DISCUSSION OF SHAWSHEEN RIVER PARCEL – TITLE WORK:

There are five parcels all owned by the Farmer family, they were part of a Deed in lieu of foreclosure a few years back. There is a tax liability on these parcels and the property would have to be worth more than what is owed in order for it to be worth the town to accept them. These parcel titles may have some issues. Rich Scanlon was approached in regards to these five parcels to find a way to clear the titles. For approximately \$3,000 we can clear the titles, but would need to get a more firm quote. Then the deeds can be executed and the parcels can be turned over from the Farmer family to the Town of Billerica.

Joe Fiumara, seconded by Mary Leach made motion, not to exceed \$4,000 to use CPA funds for title work on the above mentioned parcels if Town Counsel says it is okay to do so.

It was voted:

7 – In favor
0 – Opposed

UPDATED CPC PLAN:

Katie Mahoney handed out a red lined copy of the CPC Plan with highlighted updates and asked the Committee to look it over and bring their revisions forward at the Public Hearing to be discussed and voted on. All updates will be voted on at the Public Hearing on June 27, 2019. The Committee would like Katie to ask Chris Bartlett to put a notice on the website to let the public know about the Public Hearing.

COORDINATORS REPORT:

Katie gave a few updates on prior and current projects. Middlesex Canal Museum has moved forward with their Preservation Restriction Agreement. They have some work to do and will have to resubmit to the Mass Historical Commission. She is still waiting on the Clara Sexton House; they did say she should be hearing from them soon. Disc Golf design plans will be brought forward for approval soon. The Library work, because it is a small amount may be submitting the bill at the end of the project. Bids are out for the Peggy Hannon Rizza and the Howe School. Finally, the Grant Agreement for the Housing Trust should be completed shortly, it is scheduled for review at their June 7th meeting.

The grant agreements and MOU's for the Spring 2019 approved projects have been forwarded to Town Counsel for review.

FISCAL UPDATES:

The amount remaining in the Admin Fund as of May 23, 2019 is \$22,780.84. After anticipated expenditures, approximately \$20,000 will be left over should appraisals and title work be approved.

MINUTES:

Marlies Henderson, seconded by Rich Scanlon made the motion to accept the minutes of April 4, 2019.

It was voted:

7 – In favor
Travis Brown 1 – Abstained

MISCELLANEOUS/CORRESPONDENCE – NOT OPEN FOR DISCUSSION:

Next meeting will include a Public Hearing on the CPC Plan on June 27, 2019 in room 210 at 7 pm.

ADJOURNMENT:

Rich Scanlon, seconded by Joe Fiumara made motion to adjourn.

It was voted:

7 – In favor
0 – Opposed

Chairman Jim O'Donnell adjourned the meeting at 8:18 pm.

Joyce MacMillan
Recording Secretary