

MINUTES
COMMUNITY PRESERVATION COMMITTEE
Thursday August 13, 2015

Members present: Mark Belanger, Ted Eayrs, Kimberly French, Jane Lopes, Janet Miller, Peter Reynolds, Josephine Ruthwicz, Laura Stevens and David Thomas

Members absent: None

Also attending: Colleen Lieb, Joshua Quackenbush, Patricia Cassidy

The chairman called the meeting to order at 7:00 pm.

New Business

Step Two - Weston Forest Disc Golf Course - Joshua Quackenbush presented the Step Two application on behalf of the Middleboro-Lakeville Disc Golf Club. The Club is requesting \$5,500 for the purpose of Create under the Open Space / Recreation category. Including volunteer labor, the total project cost is approximately \$33,000. The project has been approved by both the Weston Forest Committee and the Recreation Department. The Club plans to install a 21-hole course by clearing the underbrush only, installing baskets, tee pads and signage. Financial stability and maintenance will be from fees paid by teams and leagues; Middleboro residents will have free use of the course.

Josh explained to the Committee the limited progress that has been made on clearing the land at the Weston Forest property. He talked about the costs of lumber and materials for the construction of the baskets. There was discussion on increasing the project cost to include a contingency amount for anything unforeseen. Chairman J. Lopes asked to see a drawing of the design for the basket and a map of the locations of the baskets. Member L. Stevens asked about the status of Letters of Support from the Disc Golf Club, Park Department and the Weston Forest Committee

The Committee expressed concern on the lack of a timeline for the completion of the project. Mr. Quackenbush admitted there has been a lack of response in getting assistance in doing the land clearing to prepare for the installation of the Disc Golf Course. The Committee discussed the possibility of including the costs involved with renting large equipment to clear the area as needed. Mr. Quackenbush is asked to provide a completed Step Two Application a week prior to the next scheduled meeting which should include a timeline, a possible increase in the funding request for renting equipment to aid with the establishment of the Disc Holes and letters of support for the project.

Motion: To put a placeholder for an Article on the Fall Special Town Meeting Warrant for the Frisbee Disc Golf Course at the Weston Forest.

Motion: Ted Eayrs

Seconded: D. Thomas

Voted: 8-0-0

Executive Session

MOTION: At 8:00 PM To adjourn the regular session meeting of the Community Preservation Committee and enter Executive Session in order to consider the purchase, exchange, lease or value of real property and that an open meeting may have a detrimental effect on the negotiating position, and then return to open session

By Roll Call Vote:

**Ms. Ruthwicz-Aye, Mr. Belanger-Aye, Mr. Thomas-Aye, Mr. Eayrs- Aye, Ms. Lopes-Aye
Ms. Miller-Aye, Ms. Stevens-Aye, Mr. Reynolds- Aye, Ms. French - Aye**

At 8:15 PM The Community Preservation Committee returned from the Executive Session.

Motion: To put a placeholder for an Article on the Fall Special Town Meeting Warrant for a possible land swap.

Motion: Ted Eayrs

Seconded: M. Belanger

Voted: 8-0-0

Step Two – SMPA for the South Middleboro School

Chairman J. Lopes noted that the project is waiting on estimates of work that needs to be completed.

Jenn Goldson noted that she did look at the two applications discussed and has come up with project management hours for them. There are no issues on either. Jenn noted that she will work on getting the language for the articles and will have that ready for the September Meeting.

Minutes

The Minutes of the July 9, 2015 meeting were reviewed. No changes were noted.

MOTION: To approve the July 9, 2015 minutes.

BY: Ted Eayrs

SECOND BY: David Thomas

VOTE: 8-0-0

Old Business:

Review of Action Items from 7/9/15 - 1) Jane will catch up with Town Counsel to discuss the public access easement for the Organ Project 2) K. French explained that there is no way to make a budget adjustment for the Administration line item. She will be working on the DOR Report in preparation for the upcoming deadline. 3) K. French will talk to the previous CPC Treasurer, M. Franco, regarding the DOR report. 4) J. Goldson will send her FY '16 contract for review and approval. 5) Shoe Shop Grant Agreement was done. 6) Ted & Jen met with Robbins Museum and clarified "period correct windows".

Financial Update – K. French provided a financial update. \$245,881 was the amount available for any new FY '16 projects.

Oliver Estate – Chairman J. Lopes reported that the closing on the Oliver Estate Home has been completed and that the land closing will be complete in the near future. It was explained that at the upcoming Town Meeting the moderator will be asked to request appointments for the Oliver Group, which will determine the use of the Oliver Estate. T. Eayrs discussed paying Weston & Sampson for their services on this project to date.

Motion: To pay Weston & Sampson for the work done, to date, on the Oliver Estate project.

Motion: Ted Eayrs

Seconded: D. Thomas

Voted: 8-0-0

Current Project Report – J. Goldson provided and reviewed the updates on the projects that are in progress. There was a brief discussion on the Soule Homestead project and the possible need to come back for additional funds due to lead abatement.

Invoices

Motion: To approve the invoice from JM Goldson presented in the amount of \$521.88 for Robbins Museum Project.

Motion: T. Eayrs

Seconded: D. Thomas

Voted: 8-0-0

Motion: To approve the invoice from JM Goldson presented in the amount of \$527.85 for Oliver Estates Project.

Motion: T. Eayrs

Seconded: D. Thomas

Voted: 8-0-0

ACTION ITEMS

1. Jane will talk to Town Counsel about the public access easement for the Organ Project
2. J. Goldson will prepare wording for the upcoming Fall Town Meeting CPA Articles.

The next regular meeting was scheduled for Thursday, August 13, 2015 at 7:00 PM.

Motion: To adjourn at 9 PM.

Motion: T. Eayrs

Seconded: D. Thomas

Voted: 8-0-0

Respectfully Submitted:

Colleen M. Lieb, Recording Secretary

List of Documents And Other Exhibits Used By The Body At The Meeting

1. Minutes from July 9, 2015 Mtg
2. Step 2 applications: Disc Golf, Land Swap
3. Bills

**EXECUTIVE SESSION MINUTES
COMMUNITY PRESERVATION COMMITTEE
Thursday August 13, 2015**

Members present: Mark Belanger, Ted Eayrs, Kimberly French, Jane Lopes, Janet Miller, Peter Reynolds, Josephine Ruthwicz, Laura Stevens and David Thomas

Members absent: None

Also attending: Colleen Lieb, Patricia Cassady

MOTION: At 8:00 PM To adjourn the regular session meeting of the Community Preservation Committee and enter Executive Session in order to consider the purchase, exchange, lease or value of real property and that an open meeting may have a detrimental effect on the negotiating position, and then return to open session

By Roll Call Vote:

**Ms. Ruthwicz-Aye, Mr. Belanger-Aye, Mr. Thomas-Aye, Mr. Eayrs- Aye, Ms. Lopes-Aye
Ms. Miller-Aye, Ms. Stevens-Aye, Mr. Reynolds- Aye, Ms. French - Aye**

Old Business

Thrush Hollow Retreat Lot Project- Conservation Agent Patricia Cassady presented the Step Two Application and had requested it be discussed in Executive Session as it has been at the Conservation Commission meetings. The project is being submitted under Categories Historic Preservation and Open Space with CPA Purposes of Acquire and Preserve. At this time the price to acquire the property has not been determined but is anticipated to be approximately \$65,000-\$80,000.

P. Cassady reported that the Appraisal document has not been received yet. It was anticipated to be provided in the next week. Also noted is that there are three letters of support for the project. It was also explained that there was still a need to find a non-profit that can hold the Conservation Restriction. The project is contingent on a land swap for property off of Erica Avenue with the Thrush Hollow developer.

P. Cassady explained that by the next meeting the project no longer will need to be discussed in Executive Session as the negotiations will be done.

MOTION: At 8:00 PM To adjourn to the regular session meeting of the Community Preservation Committee.

By Roll Call Vote:

**Ms. Ruthwicz-Aye, Mr. Belanger-Aye, Mr. Thomas-Aye, Mr. Eayrs- Aye, Ms. Lopes-Aye
Ms. Miller-Aye, Ms. Stevens-Aye, Mr. Reynolds- Aye, Ms. French - Aye**

Respectfully Submitted:

Colleen Lieb, Recording Secretary

List of Documents And Other Exhibits Used By The Body At The Meeting

1. Step 2 application: Thrush Hollow