

## **COMMUNITY PRESERVATION COMMITTEE**

**THURSDAY, MARCH 5, 2021**

**REGULAR MEETING - 6:05PM**

**REMOTE LOCATION**

**MEETING MINUTES**

Members Present: Lara Dubin, Chair (LD), Robin Conley (RC), Mary King (MK), Tony Mateo (TM), Lindsay McCarthy (LM), Tammy Pelletier (TP), Carol Pike (CP), Joe Stacy (JS)

Members Absent: none

Others in Attendance: Wendy M. Levy (Boards Clerk)

### **CALL TO ORDER AND WELCOME**

Chair LD called the meeting to order at 6:13pm.

### **I. DISCUSS NES PTO PLAYGROUND PAVILION PROPOSAL & VOTE**

LD gave a brief history of the CPC's deliberation on this proposal, and noted the vote is tabled pending the PTO's response to the CPC's questions about community scheduling and clean-up.

LD read the PTO's correspondence into the record. Highlights included:

- ☐ The pavilion will not be available for reservations.
- ☐ Use of the pavilion is on a first-come, first-served basis.
- ☐ The PTO will display signage about clean-up.
- ☐ There will be no trash receptacles on-site.
- ☐ The PTO consulted with Town Secretary Sandra Wood on how the town arranges for the community's use of the Wickey Pavilion.

A discussion ensued. Highlights included:

- ☐ Bathrooms and trash.
- ☐ Other town outdoor facilities that do not offer on-site bathrooms.
- ☐ The parameters of CPC funding, and, that this project, although not about preservation, is about recreational open space, which qualifies it for consideration.
- ☐ The town stipulated that this project cannot be built without having a licensed contractor overseeing the construction.
- ☐ It is within the CPC's purview to ask for project updates.
- ☐ There is enough money in the CPC's budget (approximately \$160,000) to entirely fund this project, and that more funding will come to the CPC next year. Additional funding will soon arrive from a project that is returning some of its money to the CPC.
- ☐ The schedule of when the CPC's funding gets disbursed to the CPC, and how that affects the CPC's access of money for projects.
- ☐ The proximity of the proposed pavilion to other town amenities.
- ☐ The Recreation Commission's relationship to this project.
- ☐ Whether the town is responsible for repairs to the proposed pavilion.
- ☐ The cost of the proposal.
- ☐ The proposal's plans.

- ☐ Possible stipulations to funding the proposal.
- ☐ The CPC's process for deciding, and what to communicate to applicants when the CPC denies their application.

**MOTION BY RC THAT THE CPC VOTE ON THE PAVILION PROPOSAL, EITHER WITH "NO" BECAUSE IT IS NOT A FINISHED APPLICATION, OR "YES" WITH STIPULATIONS.**

The motion was not seconded. TM objected to the wording of the motion.

**MOTION FAILED.**

**MOTION BY TM TO APPROVE THE PTO'S NES PAVILION APPLICATION WITH PROVISIONS, AND FOR NO MONEY TO BE EXPENDED UNTIL THOSE PROVISIONS ARE MET.**

The motion was not seconded. LD objected to the lack of clarity on the provisions.

**MOTION FAILED.**

**MOTION BY JS TO DENY THE PTO'S NES PLAYGROUND APPLICATION BECAUSE IT IS INCOMPLETE, AND TO ENCOURAGE THEM TO RETURN NEXT YEAR. LM SECONDED.**

A discussion ensued.

**MOTION BY RC TO AMEND THE JS MOTION TO CHANGE "PLAYGROUND" TO "PAVILION," AND TO CHANGE "NEXT YEAR" TO "A FUTURE DATE." TM SECONDED. MOTION CARRIED UNANIMOUSLY.**

A discussion ensued. LD reminded committee members that a "yea" vote means the application is denied, and a "nay" vote means LD will enumerate their concerns to the PTO, and get the CPC's approval for them.

**AMENDED MOTION (MADE BY JS; SECONDED BY LM) CARRIED UNANIMOUSLY.**

LD called for a five-minute break at 7:46pm.

The meeting resumed at 7:54pm.

## ***II. DISCUSS PROPOSED POLICY ABOUT ACCEPTING PROPOSALS FOR WORK ALREADY STARTED OR COMPLETED & VOTE***

LD noted the state CPC regulations. LD read the proposed policy into the record:

"State CPA legislation prohibits reimbursing work that has already been funded, started or completed on municipal assets.

Northfield CPA proposals requesting additional funding/reimbursement of work that has already been completed on private property will be considered only under the following conditions:

- The reimbursement proposal must be for work done as part of a previously approved Northfield CPA proposal in which the project ran into unexpected, unforeseen, and emergency problems.



- The already completed work must have happened within one year of the start of the previously approved proposal work.
- The Northfield CPC must be notified within 30 days of when the unexpected need for more funds has been discovered. Financial documentation and a description of why the overage should be considered for additional funding/reimbursement will be required at this time."

A discussion ensued on the proposal.

**MOTION BY LD TO APPROVE THE PROPOSAL AS PRESENTED. TM SECONDED.**

**ROLL CALL VOTE:**

**TM: YEA**

**JS: YEA**

**LD: YEA**

**CP: YEA**

**MK: YEA**

**TP: YEA**

**RC: NAY**

**LM: YEA**

**MOTION CARRIED 7-1**

LD announced this policy will be added to the CPC's policies.

LD announced that, as per a motion approved at the February 25, 2021 CPC meeting, the CPC can now review the First Parish Church's request.

### **III. DISCUSS FIRST PARISH CHURCH REPAIR OF CLOCK SURROUNDS PROPOSAL & VOTE**

A discussion ensued on the proposal. Highlights included:

- ☐ The history of the CPC's work with the First Parish Church.
- ☐ What the church's insurance company agreed to pay for, and what they denied, and their reasons.
- ☐ The town clock's cleaning and maintenance, and the town's responsibilities for it.
- ☐ How this might be addressed at Town Meeting.
- ☐ Whether this proposal meets the criteria of the new reimbursement policy.
- ☐ The church's responsibility for foreseeing these problems and how the CPC should respond to that.

**MOTION BY TM TO APPROVE \$15,000 TOWARDS THE UNANTICIPATED REPAIR OF THE TOWN CLOCK. MK SECONDED.**

A discussion ensued. Highlights included:

- ☐ Whether \$15,000 is enough.
- ☐ Whether other town entities should pay for some of the cost, and if state regulations allows that.

**MOTION BY CP TO AMEND TM'S MOTION, AND INCREASE THE AMOUNT TO \$25,000. JS SECONDED.**