

Community Preservation Committee
Meeting

February 27, 2019

Members Present: Betsey Whitney, Paul Terrio, Bob Paschke,
Betty Lehan, Will Rigdon, Peter Diamond, Cyndi Andrade

Members Absent: Dave Turi, Gregg Damiano

Guest: Peter Svalbe, Rich McCarthy

Chair Cyndi Andrade calls the meeting to order at 7:35 p.m.

Agenda of File with CPC

Pondville Rail Trail

Town Planner – Richard McCarthy

Mr. McCarthy has had past experience with rail trail
development.

Barletta Development has a Purchase and Sales Agreement with
the Archdiocese of Boston for the Southwood Hospital Property
Critical parts of the project will be building demolition and
contamination clean up.

Walpole is in the process of constructing a Recreation Facility
Project adjacent to the Southwood property which could connect
Walpole walking trails through, hospital, property and into
Norfolk proposed Rail Trail.

Trails can be funded through the state, due to their advocacy for
trails in Massachusetts.

If Barletta Development purchases the Southwood Property they
do have the ability to give the right to use the land for trails.

Archdiocese is a motivated seller of the property.

Barletta Development is interested in development similar to the
Kraft Group Proposal

(Affordable Housing, Assisted Living, Elderly/Handicapped,
Single Family Homes, Apartments and Town Houses)

Tramp House Restoration Warrant Article

Door replacement – Sam Ziegler explained that the current front
door is 30' wide and isn't a stock door and he recommends that
stay with the Fiberglass door.

Appropriate and transfer from Community Preservation Fund
Historic Reserves \$25,000 for the restoration of the exterior of
the historic Tramp House on Town Hill.

Paul Terrio motions to accept the warrant article as written.

Motion seconded by Will Rigdon. All in favor Vote 7-0-0

Park St – 61 A Parcel

Previous discussions in both 2008 and 2015

Community Preservation canvassed Conservation, Recreation

and Housing boards to determine interest in the property.
Cyndi Andrade motions to pass on the purchase of the Park St /
Slattery Property for an amount of \$1.2 million. Motion
seconded by Peter Diamond. All in favor 7-0-0

Vouchers

Realworth Appraisal & Consulting	\$2500.00
W.B. Mason	\$98.06

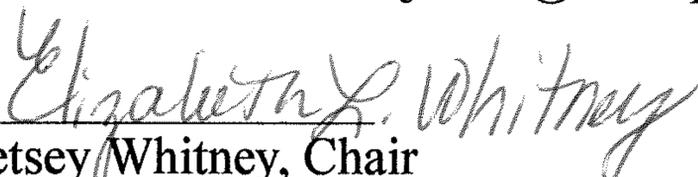
Minutes

Betty Lehan motions to accept the minutes dated February 6,
2019 as amended. Motion seconded by Paul Terrio. All in favor
Vote 7-0-0

Cyndi Andrade motions to accept the minutes dated February 6,
2019 Executive Session as amended. Motion seconded by Paul
Terrio. All in favor Vote 7-0-0

Adjourn

Cyndi Andrade motions to adjourn. Seconded by Paul Terrio All
in favor Vote 7-0-0 adjourn @ 9:10 p.m.

X 
Betsey Whitney, Chair