

COMMUNITY PRESERVATION COMMISSION

May 6, 2015 Room 124, 7:30 PM

Members present: Cyndi Andrade, Tom Terpstra, Paul Terrio, Betty Lehan, Dan Crafton, Andrea Langhauser, Betsey Whitney.

Donna Jones visited the meeting as an interested citizen. Barbara Bartholomew, on the Agenda

At 7:45 Paul Terrio moved to open the Public Hearing. Motion was seconded by Dan Crafton. Unanimously passed.

Chairperson Cyndi Andrade tabled the Work Plan discussion as it is not yet fully prepared. She read and explained each Article verbatim and individually: Articles 20, 21, 22, 23. (on file with CPC) Article 20: no discussion or additions; Article 21: no discussion or additions; Article 22: no discussion or additions; Article 23: regarding radar scanning; Barbara Bartholomew added that the DPW has identified at both Main St. Cemetery and Pondville Cemetery, 2 areas each, with no records—which confirms the importance of this project. Locating remaining cemetery space is crucial.

At the end of the Public Hearing, Paul Terrio moved to close and motion was seconded by Tom Terpstra. Unanimously passed.

Open Space and Recreation Plan: Gino Carlucci has received input from the Water Dept., the Historical Commission and the Conservation Commission to be included in his preliminary draft. Gino is still updating the draft's goals and objectives. The final, updated Plan will allow the Town to apply for state grants.

Town Pond Pipe: No updated information.

Fales Memorial Park: Update: Barbara Bartholomew reported on the Fales Memorial Park grand opening. She was very pleased with the event: 35 people attended with only one glitch, she needs another photo taken of the ribbon cutting as it did not come out as expected! Barbara will contact the family for a do-over. Two (2) members of the Fales family attended the ceremony which pleased Barbara very much. She is in the process condensing the Fales' genealogy. DPW did a fabulous job, Barbara reported, of preparing and landscaping the site including placing the large pictorial/text panel and additional smaller signs. A walk followed the presentations and a marvelous time was had by all. Weather was perfect.

Barbara continued with her Agenda item; she is here tonight for 8 trail signs for "Fales Park Trails". She distributed a Map (On file with CPC) and explained where signs would be posted and that she has gotten a prison "Mass. Corp." proposal (On file with CPC).

The cost would be approximately \$200.00 for all signs. The handout explained the following items: signs, clean-up, trail-laying, food, porto potties for use by prisoners, benches and all costs. Labor is at no cost. The total project cost: \$600.-800., maximum.

Andrea Langhauser inquired as to how wide are the trails? Do we also need a footbridge going over wetlands near the dam? Would this work be done by Tri-County students? It is necessary to wait until fall for planning. Must the plans go to Conservation

Commission? Dan Crafton added that it would be appropriate to go "informally" before them. The wet areas are probably a seasonal problem, not a flowing stream. Regarding the **Kevin Roche parcel:** Barbara reported that he would still like to go forward with selling his rights to the dam in addition to his property rights on the west bank and on the

them. The wet areas are probably a seasonal problem, not a flowing stream. Regarding the **Kevin Roche parcel:** Barbara reported that he would still like to go forward with selling his rights to the dam in addition to his property rights on the west bank and on the east bank land up to the railroad track, which equals approximately 30,000 square feet of land. The Commission needs to set a date to meet with Kevin and Barbara at 20 Campbell St. May 14th was set, at 6:20 PM. Barbara was told that “when the new budget comes in” she may proceed to the DOC.

Gray Property: The closing took place on Friday, April 30. It is now owned by Audubon and the Conservation Restriction is recorded at the Registry of Deeds with our rights to access and park—all done! We are waiting for paperwork. The public will have access to the Lind Farm. Will a sign be posted? (Needs to be determined). We can help facilitate this.

Vozella, 387 Main Street, Appraisal: Cyndi described the property location to the Commission and stated that she has received a quote from New England Valuation Group of Medway (Attached) to do the Appraisal. Remember, CPA cannot purchase the property at a price exceeding the above appraisal when it comes in. An engineer must be hired, he has proposed to do the work for \$1400. total, with a \$750. retainer. Discussion: do we need a wetland delineation? We will go forward and get a formal proposal from Daniel Merrikin. Andrea Langhauser motioned to get a “not to exceed \$1400.” proposal in writing from Merrikin Engineering and then proceed to begin work. Betsey Whitney seconded the motion, passed unanimously.

“Parcel Off Main Street discussion” item on Agenda: nothing has happened yet.

Approving Minutes for April, Spelling of Bob’s last name: “McGhee”. Minutes approved as amended.

A motion was made by Paul Terrio to adjourn the meeting; seconded by Dan Crafton. Unanimous vote.

Meeting adjourned at 9:25 PM.

Respectfully Submitted for Michele Thoener

Elizabeth L. Whitney, Clerk