

Community Preservation Committee
Meeting

October 7, 2015

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

Members Absent: At Large Member

Visitor: Frank Zolli

Meeting called to order @ 7:50 by Chair Cyndi Andrade

Agenda Attached

Community Gardens

Frank Zolli

Lions Club went out and placed stakes in the ground at the location at the future community gardens site. He has also designed a conceptual plan.

Pressure treated wood is preferred

The Gardens will be 52 feet by 40 feet

Fencing around entire Garden will be 8 feet high (6feet section with 2 foot section on top)

Design Attached – Phase I and Phase II (future expansion possibilities to the south)

Phase I

Gardens will have several size plots at different heights to accommodate children and the elderly.

Plot sizes

3 -12 x 16' (ground level)

3 -12' x 3', 26" high

1 - 3' x 8' flowers

1 - 3' x 8' herbs

6 foot trellis

Center roadway will be 8 feet with a double gate at entrance

Walkways will be 4 feet

Water will be located at site

North side will have a slight grade

Phase II

4 – 12' x 7'

Diagrams attached

Cost \$4,300.00 for materials

Plow and tilling will be done by volunteers

Water manifold with several hoses

Mowing will be done periodically around outside of fencing

Equipment required:

Roto tiller

Plow

Scott Dittrich's loader

Need to determine what needs to be done this season:

Mr. Zolli suggested placing post 4 x 4 around proposed garden area and 4 x 8 at the gate

After speaking with Wrentham Cooperative Farm Mr. Zolli received several suggestions

Mr. Zolli suggested placing post 4 x 4 around proposed garden area and 4 x 8 at the gate

After speaking with Wrentham Cooperative Farm Mr. Zolli received several suggestions to get started:

Landscape fabric was suggested along with wood chips and plowing the area turning soil over augmenting with mulch and manure or compost.

Cyndi suggested that Mr. Zolli provide a supplies list with costs including a contingency. He will provide the committee with a formal budget as soon as he can.

Andrea Langhauser makes a motion to accept budget for community gardens not to exceed \$5,000.00 (Lions Phase I and II). Motion seconded by Dan Crafton All in favor Vote 6-0-1 Paul Terrio abstains (includes: fencing, wood, landscape fabric, nails, plastic gate... does not include: wood chips, dig and tilling, water, manifold hoses, mowing, stone dust)

Committee members give a verbal to move forward

Highland Lake Dam

Offer Withdraw by Owner

8 acres on Main Street

Cyndi Andrade has been unable to secure an appraiser. No update at this time

387 Main Street

Cyndi Andrade has been unable to reach appraiser. No update at this time

OSRP

Gino Carlucci is still working on the Open Space and Recreation Plan.

No Update at this time

Email attached

Town Pond

No update at this time

Walking Tour

Historic will be managing the project not the Community Preservation Committee

Betsy Whitney is currently working on the project with Donna Jones.

6 Historic locations are complete out of 10 locations

The QR will be coming at a later date

Pamphlet has been enlarged to 11 x 17

Historic locations have been re photographed by Betty Lehan

Text is being rewritten for the pamphlet

Town Hill Panel will be incorporated into the pamphlet

Chicatabut

Municipal Housing Trust is interested in affordable homes on the weeber Property via access off of Chicatabut.

There is a property appraisal on file with the CPC (out of date)

Property needs to be taken by Eminent Domain since the ownership is unknown.

Town was unable to determine ownership of the property.

Funds were placed in an account if an owner where to come forward.

A road needs to be installed to access property for affordable homes

Access point at Chicatabut is a Paper road

Committee members would like to use the Chicatabut for access to the town owned land, housing and open space/recreation.

Email attached

Plan of land registry of deeds attached

Property description attached

Property description attached

Minutes

Cyndi Andrade makes a motion to accept the minutes dated September 2, 2015 as amended. Motion seconded by Betsey Whitney. All in favor Vote 7-0-0

Adjourn

Betsey Whitney makes a motion to adjourn. Motion seconded by Paul Terrio. All in favor Vote 7-0-0

X _____
Betsey Whitney, Clerk