



TOWN OF NORTHBOROUGH Community Preservation Committee

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

Approved 4-06-06

Community Preservation Committee Meeting Minutes March 1, 2006

Members: John Campbell, Tom Sartori, Andy Clark, Bob Rosenberg, Joan Clowes, Todd Helwig, Jane Fletcher, Arlene Marshall, Chris Kellogg

Others in Attendance: Kathy Joubert- Town Planner, Sharon Turcotte- Recording Secretary, Charles Bradley, Amy Rice, Rick Leif, Jean Langley, Melanie Magee, Fran Bakstran, Lynne Moreno, Allie Dettorre, Michelle Gillespie, Jeff Amberson, Leslie Harrison

Mr. Campbell read the public notice and called the meeting to order at 7:08 p.m.

Mr. Campbell explained that each presenter was allotted 15 minutes for their presentation and questions. The CPC will also be meeting on March 6th to discuss the applications and make decisions. There are nine applications to be heard this evening. The members of the CPC introduced themselves.

7:12 p.m. - Application for 119 Colburn Street- request for \$1 million bond authorization

Barry Brenner- Town Administrator

Adam Last- Consulting Engineer for the Town

Mr. Last described the site at 119 Colburn Street and explained it was previously a skeet shooting area. The town purchased the land some years ago and the land now needs to be cleaned up. It involves remediation and removal of soils to eliminate the contamination. The area would then be used as open space, which was its intended use.

Mr. Brenner explained the town had applied for a grant to initially purchase the land and there were time constraints in which they had to purchase the land. At the time, \$380,000 was put in escrow for environmental clean up. So far, \$80,000 has been spent and grants for \$200,000 and \$60,000 were obtained. They are also working with Iron Mountain for assistance on the project clean up. Mr. Brenner explained the current estimate for clean up is 1.5 million dollars. However, with the escrows, the amount needed would be about 1 million dollars. Mr. Brenner handed out a proposal worksheet for issuing a bond.

Mr. Kellogg asked what percentage of the property would be used for open space and what portion for recreation. Mr. Brenner said it was primarily for open space. There is a walking trail on site which could be reopened if remediation was completed. Mr. Kellogg asked if there was a plan to put a senior center there and Mr. Brenner said not in this area. The area for remediation is not an area that could be developed.

Ms. Marshall asked how many acres the site was and Mr. Last said it is about 1 ¼ acres. She asked if the contamination was spreading. Mr. Last said the contamination adheres to the soil and goes where the soil goes. She asked for an explanation regarding Iron Mountain. Mr.

Brenner said they are working with Iron Mountain about working together to clean up the area as both parties have an interest in it.

Mr. Kellogg asked if they are required to clean it up. Mr. Last said the EPA says it cannot just be fenced in, it must be remediated. Mr. Campbell asked if the EPA gave a time line. Mr. Last said they have 3 years to reach closure at the site.

Mr. Campbell asked what the likelihood that Iron Mountain would contribute is and Mr. Brenner said they are waiting on other reports.

Mr. Kellogg asked how long the remediation would take and Mr. Last said 1-3 months.

Mr. Sartori asked for clarification on the cost for remediation. Mr. Last said it has not gone out to bid yet. It would go through the public bidding process. The number is an estimate based on the square footage, volume, similar projects, etc.

Mr. Helwig asked if the RFP would be different from another provider. Mr. Last said it would be unlikely. Mr. Helwig asked if it could be cleaned up differently since it will not have residential areas. Mr. Last said it was developed based on passive recreation. The ecological risk drives the price higher than the human risk.

Mr. Kellogg asked why the town shouldn't fund this rather than the CPC. Mr. Brenner said he felt this was originally an attempt for the town to acquire open space. He feels the CPC is an open space tax and feels this project is one the CPC should cover. He said this has been discussed as a possible funding source since 2004.

Ms. Marshall asked for clarification on the bond worksheet. Mr. Brenner said it is an estimate of two alternatives for bond authorizations. The bond would be drawn upon as necessary, up to a maximum of one million dollars. Mr. Campbell asked if it was possible that they may not have to draw upon the bond this fiscal year and Mr. Brenner said it was possible.

Mr. Helwig expressed a concern whether issuing this bond, would it alleviate the pressure for the town to find funding from other sources. Mr. Brenner said they would continue to look for other sources. Mr. Helwig inquired if it was possible to go after the former owner and Mr. Brenner said the former owners was not a possibility. Mr. Campbell asked if the process was exhausted and Mr. Brenner said yes. Mr. Last explained the town is liable for all contamination according to the DEP.

Ms. Marshall again asked for clarification on the bond worksheet. Mr. Brenner said those were two options, or they could just allocate a set amount for this year, without borrowing the one million dollars.

Mr. Campbell explained it was difficult for the CPC to make a decision without a firm amount. Mr. Brenner said he is requesting a bond authorization for up to one million dollars. Mr. Campbell said he was concerned about how the voters would understand the bond authorization.

Mr. Campbell asked if this was an unexpected expense and Mr. Brenner said yes. Mr. Brenner said it could go to vote for property taxes. The town has an emergency fund, but it is usually for catastrophes.

Leslie Harrison asked what would happen if they did not get the money. Mr. Brenner said they would get a state order to complete the clean up and would be fined for every day they do not complete it.

7:58 p.m. Illuminate Flagpole at McAfee Park- request for \$1,322

Allison Dettorre- Recreation Director

Sean Durkin

Ms. Dettorre explained the custom is for flags to either be flown from dusk till dawn, or be illuminated through the night. She believes it would be more cost effective to illuminate the flag, than to have someone put the flag up and down each day. They already have contributions from some sources.

Mr. Durkin explained how the project would be completed. He said the contributions bring the project cost down to \$1,322, which is the amount they are requesting.

Ms. Dettorre said they obtained two bids.

Mr. Campbell asked if there were other projects like this in town and Mr. Durkin said there are some.

An audience member said there are two other memorial flags in town that should be lit. Mr. Campbell asked if it would be cost effective to do all at once and Mr. Durkin said no, because the cost is due to the proximity of an electrical source.

8:05 p.m. - Trails Creation and Improvements- request for \$3,100

Charlie Bradley- Trails Committee

Mr. Bradley said they would like to do some improvements to the trails. Mr. Bradley said the Coyote Trail, Watson Park, and Little Chauncy are some trails they are currently working on. They are also looking to make some maps of the trails, signs and brochures.

Ms. Joubert explained the Trails Committee works with no town funding. They donate money themselves and have bake sales to raise money.

Mr. Sartori asked how the Trails Committee would be able to show the money was used to complete the work. Mr. Bradley said he could take pictures and email them to the CPC. He could also provide copies of the bills.

8:15 p.m.- Renovation of 1894 Library Building- request for \$100,000

Jean Langley- Library Director

Ms. Langley explained they are currently working on a renovation and expansion project of the building. The application is only for the renovation portion. She worked with the architect to determine the cost of the restoration portion of the project. She said the facility is used by 80% of the town, it's open six days a week, and is a historic building.

Mr. Clark asked how much money they had to have to start the project. Ms. Langley said they need to have enough money for the construction portion which is about \$500-600,000 total. They currently have \$400,000 raised.

Mr. Sartori asked if Ms. Langley had a letter from the architect explaining the breakdown of the historic portion of the project. Ms. Langley said there is an estimate sheet included in the application.

The project is due to begin in September if there is enough money raised for the construction portion.

Mr. Kellogg said many similar projects have been completed with CPC funds in other towns. Mr. Kellogg asked if they had approached the town for money prior and Ms. Langley said they had not. They raised money on their own.

Mr. Campbell asked if they had other pledges or possibility of grants. Ms. Langley said there are no pledges confirmed now and they have not found other grant possibilities as of now.

Ms. Marshall asked if they had explored state Historic Preservation Grants and Ms. Langley said no. There are many restrictions on those as well.

Mr. Campbell asked Ms. Marshall if this was a priority as far as the Historic Preservation Commission was concerned. She said she could not really answer and she was not fully aware if the CPC funds could be used for all portions of the proposal. Mr. Campbell said the funds could be used as long as it is for capital improvements. Ms. Marshall said the library is not in danger of being destroyed and there are other sites that could be in that danger.

8:31 p.m. - Survey of Historical Resources- request for \$60,000 over two years

Amy Rice- Historical Commission

Ms. Rice read a statement explaining their request to complete a comprehensive historical resource inventory for the town.

Mr. Campbell asked if they are asking for \$60,000 now or if it would be possible to ask for the \$30,000 now and again next year because the CPC will have more funds next year. Ms. Rice said it is possible to do that. The quotes she received were for the 300 estimated properties for the list. However, they could go forward with the \$30,000 this year. They proposed it over two years because of the scope of work.

Mr. Kellogg said other towns have also done these projects and asked if they have spoken to those towns. Ms. Rice said they have not, but could look into it. Ms. Marshall said the consultants they spoke to were highly recommended by Westborough.

Mr. Helwig said he was concerned about allocating \$60,000 into a report instead of a building. Ms. Rice said they are required by grants to have the survey prior to getting money for buildings.

Ms. Marshall said the purpose of the inventory is to identify all resources out there and then be able to prioritize them. She feels this is more important now than putting the money into a building.

Mr. Campbell asked what the inventory does as far as restrictions for the homeowner or town. Ms. Marshall said it is just an inventory and does not put restrictions. The inventory would go

to the state and may trigger an interest in the property. Mr. Helwig said he was concerned for the voters if they approve the funds and the property owners may not have wanted their house on the list.

Mr. Campbell asked if there were other resources that could be used to offset the cost of this. Ms. Marshall said she has found the survey is needed in order to get anything done.

Mr. Rosenberg asked if the report could be submitted at the end of the first year and Ms. Marshall said yes, there would be a deliverable to submit after the first year.

8:53 p.m. - Downtown Streetscape Enhancements- request for \$25,000

Kara Buzanoski- DPW

Ms. Buzanoski explained the DPW has been working to make improvements downtown with landscaping. They would now like to purchase and install the hardscapes to help improve the downtown area. This includes benches, urns, and trash receptacles.

Mr. Kellogg asked about the type of benches they have proposed. Ms. Buzanoski said they are proposing metal coated benches rather than wood because of the durability.

Ms. Marshall asked about any plans in front of CVS and whether they would be interested in helping. Ms. Buzanoski said they are not proposing anything there, but they could speak with CVS.

Ms. Clowes asked why they are proposing a bench in front of Lowes. Ms. Buzanoski said they are attempting to try and beautify the downtown and thinks this may slow down traffic.

Ms. Marshall asked if litter is a problem downtown. Ms. Buzanoski said they do pick up some, but it is not too bad.

Mr. Campbell asked if the per item prices are all from the same vendor and Ms. Buzanoski said yes. They are from the same supplier as the play gyms. Mr. Campbell said he felt the shipping costs and items costs are very high. Ms. Buzanoski said she could research other vendors for prices. The vendor was willing to work on shipping costs.

Ms. Marshall questioned the type of bench and whether it would be useful for seniors.

Ms. Gillespie said she was part of the original plan to beautify the downtown. The garden club would continue to maintain the plantings and would maintain the planters as well.

9:05 p.m. - Feasibility Study for vacant lot at 26 Village Drive- request for \$50,000

Lynn Moreno- Housing Authority

Ms. Moreno said they have a vacant lot at 26 Village Drive and would like to do a feasibility study to determine what they could build there.

Ms. Clowes asked how big the lot was and how long they have owned it. Ms. Moreno said she is unsure how big the lot is, but is roughly enough room for approximately 8 housing units. It has been owned since sometime in the 1960's.

Mr. Sartori asked who would complete the study and Ms. Moreno said they would have to hire a civil engineer. There is nobody on staff with that experience.

Mr. Sartori asked how they came up with the budget and Ms. Moreno said it was based on other studies done for other projects.

Mr. Campbell asked why they wouldn't identify the need first and then try to go forward with it, by requesting money for the building instead. Ms. Buzanoski said she would help them determine what size of building they could fit on the property.

Mr. Helwig said he would prefer to see a firm estimate and allocate money towards a building. Mr. Campbell said he agreed that the project may be better received if they first decided what they desired to build and went forward with a study for a particular project.

9:16 p.m. - Improvements and Irrigation for Fields at Melican Middle School- request for \$25,000

Rick Hagen- Northborough Baseball Association

Mr. Hagen explained baseball has grown significantly over the years and they will have over 600 children in the program this year. They have reduced the number of fields they have used to enable other sports to use them. They are currently short 3 fields. The current fields need work. The association is willing to do much of the work of maintaining the fields, but irrigation is needed. They are asking for funds to start the process to have the well drilled and irrigation installed.

Mr. Kellogg asked if they have received quotes. Mr. Hagen said it is based on the Memorial Field work they did. They would get firm quotes if approved for funds.

Mr. Sartori asked if they have permission from the school to do this work. Mr. Hagen said they have called them, but have not received permission yet.

Mr. Sartori asked Ms. Buzanoski to explain the sewer situation at the Middle School. She said the septic is currently meeting Title 5 requirements. The DEP requires sewer connections for over 15,000 gallons a day. They are not currently using that much. If they do have to connect to sewer, it would have to go through the fields and may hinder the irrigation installation.

Ms. Marshall asked if the irrigation would have an impact on town water supplies. Ms. Buzanoski said no, they would have to drill a well and it would not come from the same location as the town's water supply.

9:33 p.m.-Open Space Acquisition & Preservation Fund- request for \$230,000

Jeff Amberson, Leslie Harrison, Rick Leif- Open Space Committee

Ms. Harrison explained the Open Space Committee often comes across opportunities to acquire land, but cannot always act because they do not have available funds.

Ms. Harrison also handed out a survey that had been completed with town water bills and then evaluated by a consultant. The survey was regarding open space and recreation.

Ms. Clowes asked if the CPC would have any say in what land was purchased. Mr. Amberson explained the final approval of purchase of land would go before town meeting. The application is to set up a fund specifically for open space that would be within the CPC. The advantage would be they could say they have the funds available, such as when they work with Sudbury Valley Trustees. Mr. Leif again clarified that no land would be able to be purchased without town legislative approval. There would be a benefit though to have funds

available to show good faith and be able to begin working with the landowner. They said a situation like this just occurred in Southborough with the Beals property.

Mr. Kellogg said they are asking for about 2/3 of the CPC funds. Ms. Harrison said it is relative to the amount of money it would cost for an acquisition.

Mr. Sartori said the application was done this way this year. However, if there was more time, they may have been applying for a specific project.

Mr. Kellogg said Mr. Brenner was asking for a large amount also and why theirs should be considered. Ms. Harrison said the difference is that their request was for opportunities that will likely arrive soon. Mr. Brenner's application was for use of five years and would not be spent this year.

Mr. Rosenberg said they are asking the CPC not spend more than \$100,000 on other projects. Also, they are asking it go into a restricted fund. Ms. Harrison said that is correct.

Mr. Sartori asked why they wouldn't be asking for the CPC to bond \$230,000 over five years instead. Mr. Leif said they usually do bonds when a specific project is in question.

Ms. Clowes asked if they were able to discuss what the upcoming opportunities might be. Mr. Amberson said they could not discuss it. Mr. Sartori asked if they had any idea of how much they would be asking for in the future years and they said they do not know. Mr. Campbell said the Open Space Committee will ask for a large portion of the funds be set aside each year.

Mr. Clark pointed out that the projects proposed tonight were preliminary. However, if they have future projects such as building housing, those may require much larger amounts of CPC funds. Mr. Amberson said the difference is that there is only one opportunity at purchasing lands.

Ms. Bakstran said she would like the CPC to prioritize the projects based on time sensitivity. She feels the library project is important due to timing and the Open Space proposal is also important to her due to timing of purchasing land. She said she preferred the money be set aside just for purchase of land. Mr. Kellogg said he was not sure they could do that. Mr. Campbell said the application was requesting a separate account be made for just land acquisition. Ms. Joubert said they could not establish a separate account and that per the CPA legislation, there are 3 specific accounts to use for historic preservation, community housing, and open space. The money requested by the Open Space Committee could be allocated into the open space account. Mr. Clark pointed out that land purchases would still have to go before another vote in that case.

Mr. Clark asked if it would be better to allocate the funds to the Conservation Commission. Ms. Joubert said the CC could put in an application to the CPC for funds. CPC funds have to go before town meeting though.

Ms. Fletcher pointed out the chart stating what CPC funds could be used for. Under open space it said improvements could be made if the land was acquired with CPC funds. She questioned whether the Coburn street proposal would qualify.

Mr. Sartori motioned to adjourn and Ms. Clowes seconded.

Meeting adjourned at 10:40 p.m.

Respectfully submitted,

Sharon Turcotte
Recording Secretary