

## Community Preservation Committee

7:00 PM September 17, 2014  
Town Hall, Room 019

### MINUTES

The chairman called the meeting to order at 7:15 PM.

**Attending:** Frank Chamberlain, chairman; Chris Bajdek; Warren Chamberlain; Thomas Dumas; Rachel Kane; Elizabeth Newlands

#### Approval of Minutes

Approval of minutes from March and April 2014 was postponed to the next meeting

#### Scheduling of CPA Cycle

Town Meeting is Monday Oct 27<sup>th</sup>. The next CPC meeting will be at 7:00 PM on Wednesday October 1, 2014. There will be a public hearing and a meeting at 8:00 PM on Wednesday October 8, 2014.

#### Open Space Committee

##### The Serocki Property

The Open Space Committee has the right of first refusal on 34 Rogers Road, known as the Serocki property. It is a 61A property, within a zone-two wellhead, and a rare species wildlife habitat. It is located north of Lowland Industrial Park, off Whitney Street. The parcel is an irregular shape, thirty-three acres in size. Representatives from the Open Space Committee and from the Conservation Committee have walked it. They are Interested in partnering with people (The Housing Committee declined improving the house, which they deemed beyond rehabilitation). There is a useable barn that could be a functional outbuilding.

This is attractive to the Open Space Committee because it connects a bio-habitat with Sherborn. It contains an NSTAR easement, farmland, meadows, walking, and wildlife habitat. The developer has an offer in. Open Space is developing a plan to see if they can purchase the property. CPA funds would cover demolition for conservation. The Agricultural Commission has noted that there are a lot of fields, and Tony Lulek will look at the property to get a better idea as to the utility. It must be done immediately. Ms. Newlands pointed out that this is in the headwaters of the Bogastow -- the largest tributary to the Charles River -- so it should be protected. Annmarie Pilch or George Johnson may reach out to the Charles River Trust since it is in the watershed. They have 120 days to match the developer's offer for light industrial use, which is within zoning guidelines. The time factor makes it important for this acquisition to go through the upcoming Town Meeting. Open Space has some funds if there is an appraisal needed. There must be an assessed value.

There was a discussion of available funds. Bullard farm money wasn't used. Open Space will need help. Preliminary discussions seemed to indicate reasonable price. Open Space will write the letter to buy the property and submit the application to the CPC. This looks like a strict CPA purchase. CPA could give seed money for the initial process, as long as what we will vote for in the fall will make clear what we will be voting on in the spring

#### Warren Woods

The transaction has been signed and being completed. Warren Chamberlain reported that they approved the site plan last week. There is a deeded access so our land is not landlocked.

#### The Bullard Project.

George Johnson has sent one final email to the Bullard Board, suggesting that we are still interested. The vote has been inconsistent. The Committee does not feel the issue should be revisited now; it has a sunset clause. Those funds can go back to the open space account at Town Meeting, and would support the Serocki purchase at that time. As it stands, if any new proposal exceeds the balance, that money may be available.

#### CPA Plan update review and discussion

The intention is to have the plan completed soon and update it yearly. Ms. Kane will continue to develop it and will send it out to the members of the committee for comments, using a basic template of what we have done, and what we would like to do.

#### New Business

Frank Chamberlain submits invoices he has received from the Trails grant. The total for an appraisal and a legal bill is \$7,403 out of \$79,000.

**VOTE Moved:** To reauthorize the CPC chairman to sign invoices and submit them to the Town Accountant.  
**Approved: 6**  
**Opposed: 0**

**Rail Trail Committee Request**

Robert Weidknecht attended to present a report on the Rail Trail, summarizing progress on the various segments.

**Cross Street to Hopping Brook Road**

To acquire Cross Street to Hopping Brook Road would get the trail all the way from Blair Square to a Hopping Brook. The first CSX appraisal was approximately \$600,000. Now it is \$100,000 more. Mr. Weidknecht stated that a decision about the PARC grant would come in in November. If we don't get the PARC grant this year it would be another full year.

There was a discussion of how to present this at town meeting.

1. The CPC could grant the full amount
2. The CPC could grant the full amount, but only with the PARC approval
3. The CPC could go for a bond.

The Committee preferred using cash rather than a bond.

Mr. Weidknecht explained that this funding would be just for the right of way, the land itself. After it is acquired, the labor construction will come from volunteer work, donations and grants.

**Cross Street to Sherborn.**

After that, the piece to Sherborn will cost \$660,000. The Committee discussed a conservation restriction on the rail-banked land, or the railroad company can come back and reimburse that fund to buy back the land by automatic eminent domain. The conservation restriction would be extinguished. Sudbury has a precedent that did not allow this, but other towns have. The rest was predated. In this case, the PARC grant must be done by July. CSX is ready. The lease is minimal.

**Milford**

That Milford link is paved all the way, so it is continuous ten miles to Hopkinton from Blair square.

**Hopkinton**

The "Center Trail" is connecting to the loop road.

**Ashland**

This town is the missing link

The Rail Trail got an environmental bond bill of \$1.2M to Church Street. Ashland got money to study how to connect. Much of the property was sold off a long time ago, so it is in bits and pieces. The hope is to get all the way to Framingham. An environmental bond bill has already been passed to buy Sherborn side; it is just waiting for the governor to sign.

At Town Meeting, the CPC will correct the language of how the funding will be used, to expand the designation of the funds to include the "safety and access improvements": LED lights for Summer Street, railings and decks for the two bridges, and access ramps on Arch and Exchange Streets. Mr. Weidknecht estimates that the cost will be within the original appropriation.

CPC language must be approved for the PARC limit. PARC is more likely in environmental justice neighborhoods – maps, demographics, minorities, and income – are considered. Milford and Ashland are environmental justice communities. Frank Chamberlain pointed out that we could commit full funding to show support and then return the PARC money if it comes in.

**New Business**

There was a discussion of Solect's actions along the trail. Representatives of the Rail Trail committee worked out an agreement with them for a contribution to the Hopping Brook Bridge and re-vegetation of the area, with maintenance for twenty years.

The next meeting was scheduled for two weeks, to consider proposals.

Motion to adjourn the meeting was approved unanimously at 8:41 PM.

Respectfully submitted,  
Susan Woodrow

Date approved: February 25, 2015