

**Bedford Community Preservation Committee
Minutes of Tuesday, January 26, 2016
Town Hall, Selectmen's Meeting Room**

Members Present: Robin Steele (Recreation Commission), Chair; Robert Schmalz (Housing Authority); Cathy Cordes (at-large member); Don Corey (Historic Preservation Commission); Margot Fleischman (Selectman, Park Commissioner); and Maggie Debbie (at-large member)

Absent: Steven Hagan (Conservation Commission); Shawn Hanegan (Planning Board); and Christina Wilgren (Bedford Housing Partnership)

Also Present: Selectmen Mark Siegenthaler and Caroline Fedele; Town Manager Richard T. Reed; Assistant Town Manager Michael Rosen; Bedford Housing Authority Director Brenda Peacock; Recreation Director Amy Hamilton; Town Engineer Adrienne St. John; Fawn Lake Committee members Bill Simons, John Zupkus and Elizabeth Cowles; Conservation Commission Administrator Elizabeth Bagdonas; Finance Committee members David Powell and Paul Mortenson; Bicycle Advisory Committee member Brian O' Donnell; First Parish Minister John Gibbons; Jim O'Neil; Joan Bowen; Karl Winkler, Tom Cooper, Wayland

1. Call Meeting to Order

The meeting was called to order at 7:30 p.m.

2. Approve Minutes of January 5, 2016

Mr. Corey moved to approve the minutes of January 5, 2016, as written. Mr. Schmalz seconded the motion.

The motion passed 6-0-0.

3. Project Status Update

a. Ashby Place

Bedford Housing Authority Director Brenda Peacock stated that the first building in the Ashby Place Kitchen and Bath replacement project should be completed by February 22, 2016. The next building will be started in FY17. Ms. Peacock is requesting \$375,000 for the next building based on what the previous building cost. The State will provide additional funding. Ms. Peacock added that for the next phase they will not need to utilize an extended stay hotel as Ms. Peacock has not filled some units that have become vacant. Residents of the next building to be renovated will be moved temporarily into those vacant units.

4. Review of submitted requests for FY2017

There was one new request for funding the design of the Minuteman Bikeway Extension. Town Manager Reed stated that a complete design is necessary in order to apply for state and federal funding for the actual project. The design needs to be 25 percent complete before it can be included on the State's Long Range Plan. The design can also be funded using Chapter 90 funds.

- a. **Affordable Housing Consultant (\$30,000)** – no discussion.
- b. **Municipal Affordable Housing Trust – Funds for Ashby Place Kitchen and Bath Replacement (\$375,000)** – discussed earlier.
- c. **Affordable Housing Reserves (\$350,000)** – no update from the Bedford Housing Partnership on this. There is already over 1 million dollars in the reserves.
- d. **Historic Properties Preservation Fund (\$75,000)** – to replace money that was spent on previous projects and restore balance of the fund to \$1 million.
- e. **Bike Shelter at the Middle and High School (\$11,300)** – Ms. Cordes reported that she talked with Bicycle Advisory Committee (BAC) chair about this project. The BAC contacted the Facilities Department and the school principals about this project but has not heard back yet. Further, Ms. Cordes does not think that the DOR would allow this as it is a structure. It could however be classified allowing further use of recreational facility.
- f. **Money Designated for Springs Brook Park (\$300,000)** – This request has been moved to FY2018.
- g. **Restoration and Preservation of Windows and Doors on the Old Meeting House (\$65,000)** - First Parish Minister John Gibbons reported that he requested multiple bids for the project and passed out what he received.

5. Review of Capital Requests

- a. **Athletic Field Development - Liljegren (\$1,000,000)** – no discussion
- b. **Athletic Field Design – B Field (\$100,000)** – The Community Preservation Committee was waiting to see if the Selectmen would take a position on this item but there was no consensus at the last Selectmen's meeting.

The CPC announced that they would be pushing the 8:00 p.m. posted public hearing back until they finished their initial discussion.

- c. **Job Lane House Fire Protection Sprinklers (\$65,790)** – no discussion

- d. **Bedford Free Public Library Exterior Window Replacement (\$75,000)** – The CPC needs more information about this project such as whether the windows are being replaced or being restored.
- e. **Old Town Hall Exterior Stairs (\$43,500)** – The new stairs will be constructed with granite.
- f. **Town/School Grounds Capital Rehabilitation (\$26,469)** – This is for baseball fields at the Lane and Davis Schools
- g. **Fawn Lake Permitting and Design (\$100,000)** - Fawn Lake Committee member Bill Simons reported that nothing has changed since the presentation was given at the January 5, 2016 meeting.

6. Review any Additional Submissions

The new request for the Minuteman Bikeway Extension design was already discussed.

7. 8:00 p.m. Public Hearing

a. **Spring 2016 Program and Plan**

Ms. Cordes moved to open the public hearing. Ms. Fleischman seconded the motion. The motion passed 6-0-0.

Robert Schmalz, Maggie Debbie, Don Corey, Margot Fleischman and Cathy Cordes all announced that they are members of the First Parish Church. Due to there being a potential appearance of a conflict of interest, Town Counsel recommended that the committee members announce that they are also members of First Parish. Those members also submitted a disclosure form to the Selectmen.

Athletic Field Development - Liljegen (\$1,000,000) – Town Engineer Adrienne St. John reported that the Conservation Restriction has been submitted and that the wetlands replication has not been procured yet. Ms. St. John stated that this work could start by July 1, 2016. The wetlands replication needs to be completed before any work can start.

Athletic Field Design – B Field (\$100,000) – Recreation Director Amy Hamilton commented that she was surprised to hear that the Selectmen could not come to a consensus on the issue of B Field. Mr. Reed added that the decision to place artificial turf on B Field was based on feedback from users and that B Field needs to be rehabilitated regardless. It would not be cost effective to rehabilitate the field now if the long term plan is to install artificial turf in a few years.

Finance Committee member David Powell stated that Outdoor Area Study Committee report clearly supported the need for two artificial turf fields in addition to Sabourin Field.

Selectmen Chair Mark Siegenthaler reported that there were a variety of opinions among the Selectmen about this project. For instance there was concern about the collection of

fees being behind schedule. There was also concern about starting a new project when work has not begun on the Liljegren field project. There was also the opinion that the design could be completed even if the construction cannot be started.

Selectman Caroline Fedele stated that B Field is the best candidate for another synthetic turf field and that it would help meet the demand for fields. Even with B Field as a synthetic turf field some demand will not be met. Ms. Hamilton added that needs for adult programs are consistently unmet.

Restoration and Preservation of Windows and Doors on the Old Meeting House (\$65,000) – Town Counsel had provided a legal opinion that stated that there is no conflict of interest for those committee members who are also members of the First Parish Church.

Finance Committee member Paul Mortenson asked about the legality of giving government money to private property. Ms. Cordes replied that the Town would have to have an easement or preservation restriction which are legal documents. First Parish already has a restriction on it plus the building is in the Historic District. Ms. Cordes added that it would be allowable under the law to consider funding other projects in the Historic District. Mr. Reed also added that Community Preservation money has been used before to help private developers at Patriot Place, Habitat for Humanity, and 447 Concord Road.

Jim O’Neil does not think funding this project would reflect well on the Town or First Parish Church.

Mr. Powell thinks that this topic will be controversial at Town Meeting and may do long term damage to the Community Preservation Program.

Minister Gibbons stated the building serves as not only a church but is the architectural center of the Town. This project is part of a longer term plan to become more energy-efficient.

Tom Cooper of Wayland voiced his objection to the use of Town funds. He referenced the State Constitution and the Community Preservation Act. He asked why this was not considered maintenance under the CPA.

Mr. Corey addressed the historic nature of the building and the windows. The windows are 200 years old and have unique fasteners that were patented by Jonathan Bacon.

Ms. Fleischman moved to close the public hearing. Ms. Cordes seconded the motion.
The motion passed 6-0-0.

8. Community Preservation Coalition Dues

Mr. Corey moved to approve payment of the dues for the 2016 calendar year. Ms. Fleischman seconded the motion.

The motion passed 5-1-0, Ms. Cordes voted against.

7. 8:00 p.m. Public Hearing
a. Spring 2016 Program and Plan

Ms. Cordes moved to recommend to Town Meeting approval of \$375,000 to be transferred to the Municipal Affordable Housing Trust from FY17 funds for the purpose of funding the Kitchen and Bath Replacement at Ashby Place. Mr. Schmalz seconded the motion.

The motion passed 6-0-0.

The committee decided not to appropriate any additional funds into the Affordable Housing Reserves. The funds appropriated for the Kitchen and Bath Replacement at Ashby Place would cover the 10 percent for Affordable Housing.

Mr. Corey moved to recommend to Town Meeting approval of \$30,000 for the Affordable Housing Consultant from FY17 funds. Ms. Cordes seconded the motion.

The motion passed 6-0-0.

Mr. Corey moved to recommend Town Meeting approval of \$75,000 for Bedford Free Public Library Exterior Window Replacement from FY17 funds. Ms. Fleischman seconded the motion.

The motion failed 0-6-0, due to lack of information.

Ms. Fleischman moved to recommend Town Meeting approval of \$75,000 be transferred to the Historic Properties Preservation Fund from FY17 funds. Mr. Corey seconded the motion.

The motion passed 6-0-0.

Ms. Debbie moved to recommend Town Meeting approval of \$65,790 for Job Lane House Fire Protection Sprinklers from FY17 funds. Ms. Fleischman seconded the motion.

The motion passed 6-0-0.

Ms. Fleischman moved to recommend Town Meeting approval of \$43,500 for Old Town Hall Exterior Stairs from FY17 funds. Mr. Corey seconded the motion.

The motion passed 6-0-0.

Chair Steele voiced her opposition for the project at the First Parish Church. Even though it is legal to fund this project and there is no conflict of interest she is concerned about the perception residents will have about the project. She believes it will open the committee up to scrutiny and will set a precedent.

Ms. Cordes stated that other towns have funded similar projects and that Town Meeting should be given a chance to vote on this project.

Mr. Corey recommended establishing a set of parameters to use for private properties requesting CPA money.

Ms. Fleischman stated that she can see both sides of the argument. She referenced the Committee's pairwise ranking for projects and does not think that this project qualifies as urgent.

Mr. Schmalz moved to recommend Town Meeting approval of \$65,000 for First Parish Old Meeting House Restoration and Preservation of Windows and Doors from FY17 funds. Ms. Cordes seconded the motion.

The motion failed 3-3-0, Chair Steele, Ms. Fleischman and Ms. Debbie voted against.

The Committee had reservations about the bike shelter at the middle and high school and wanted to hear from the school committee about it.

Mr. Corey moved to recommend to Town Meeting approval of \$11,300 for Bike Shelters at the Middle and High School from FY17 funds. Ms. Fleischman seconded the motion.

The motion failed 0-6-0.

Ms. Fleischman moved to recommend approval to appropriate \$1,000,000 from Community Preservation Funds for the Athletic Field Development at Liljegren Way, and further recommend to Town Meeting approval of bonding \$1 million from Community Preservation Funds from FY17 funds. Ms. Cordes seconded the motion.

The motion passed 6-0-0.

Ms. Fleischman moved to recommend to Town Meeting approval of \$38,000 for the first interest and issuance bond payment for the Athletic Field Development at Liljegren Way from FY17 funds. Mr. Schmalz seconded the motion.

The motion passed 6-0-0.

The committee discussed delaying approval of the B Field design until Fall Special Town Meeting to give all parties involved more time to consider it. Ms. Fleischman wanted to note that this was not a rejection of the item but just a postponement.

Ms. Cordes moved to recommend to Town Meeting approval of \$100,000 for Athletic Field Design from FY17 funds. Ms. Fleischman seconded the motion.

The motion failed 1-5-0, Ms. Steele voted in favor.

Ms. Debbie moved to recommend to Town Meeting approval of \$26,469 for the rehabilitation of the baseball fields at the Lane and Davis Schools from FY17 funds. Ms. Fleischman seconded the motion.

The motion passed 6-0-0.

Ms. Fleischman moved to recommend to Town Meeting approval of \$100,000 for the Fawn Lake restoration design from FY17 funds. Ms. Debbie seconded the motion.

The motion passed 6-0-0.

Ms. Cordes moved to recommend to Town Meeting approval of \$184,750 for the Town Center Bond Payment from FY17 funds. Ms. Fleischman seconded the motion.

The motion passed 6-0-0.

**Ms. Debbie moved to recommend to Town Meeting approval of \$456,038 for the 350A Concord Road Bond Payment from FY17 funds. Ms. Fleischman seconded the motion.
The motion passed 6-0-0.**

**Ms. Fleischman moved to recommend to Town Meeting approval of \$110,114 for the Town Hall MEP Project Payment from FY17 funds. Mr. Schmalz seconded the motion.
The motion passed 6-0-0.**

**Ms. Cordes moved to recommend to Town Meeting approval of \$10,000 for Administrative Costs from FY17 funds. Ms. Fleischman seconded the motion.
The motion passed 6-0-0.**

**Mr. Corey moved to recommend to Town Meeting approval of \$225,000 for the Minuteman Bikeway Extension Design from FY17 funds. Mr. Schmalz seconded the motion.
The motion passed 6-0-0.**

9. New Business

Ms. Cordes reiterated that she would like to see a subcommittee created to design signage that would distinguish Community Preservation projects from other projects in Town. This would demonstrate to the Town everything that has been accomplished in the past 15 years.

Ms. Steele thanks Ms. Cordes for all her years of service on the CPC as she will be resigning in March.

10. Schedule Next Meeting

- a. **Presentation to Selectmen of Budget and 6 year Plan – February 1, 2016**
- b. **Presentation to Finance Committee of Budget and 6 year Plan – February 11, 2016**

**Ms. Cordes made a motion to adjourn. Ms. Fleischman seconded the motion.
The motion passed 6-0-0.**

The meeting adjourned at 10:21 p.m.