

Community Preservation Committee
February 3, 2016

<u>Members Present:</u>	Rena Richard, Chair	Upton Housing Authority
	Rick Holmes, Vice Chair	Open Space Committee
	Ed Darragh	Selectmen's Appointee
	Richard Gazoorian	Recreation Commission
	Russell Wood	Historical Commission
<u>Guests Present:</u>	Paul Carey	Upton Planning Board
	Bill Taylor	Open Space Committee
	Steve Sloan	Cambridge Consultants
	Bob Perkins	Upton Grange
	Ken Paulson, President	Upton Grange

1. Meeting called to order at 7:30 PM.
2. Prior meeting minutes approved.
3. Warrant signed to pay Community Preservation Coalition dues.
4. Rena Richard reviewed the CPC's financials and made note that transfers for the Kiwanis Parking Lot, Lake Wildwood, and Stefans Farm Access projects have been completed.
5. Bob Perkins from the Upton Grange presented an Application for Community Preservation Funds to complete further renovations to the Upton Grange building. Mr. Perkins provided the Board with an interesting history of the Town of Upton's Grange as well as the building itself. Currently the building is used for several group gatherings and is rented in part by Dance Works Academy for its classes. Through a grant from the State Grange, previous work was completed to bring the building up to current safety requirements. To stop further deterioration, the Grange is requesting \$50,000 in funds to address sill and plumbing issues. The Board suggested that Mr. Perkins first address the Historical Commission for their determination as to whether the Grange meets the description as a historical building qualifying for historical preservation funds. CPC funds cannot address maintenance issues, but has the ability to allocate funds for rehabilitation/preservation. The Board voiced several concerns including the viability of the organization due to decreased membership numbers, whether there is a need for another meeting place for town residents, and how the funds would be returned if the building were to be sold at some point down the road. Board member Russ Wood will coordinate with Mr. Perkins to assign a spot on the next Historical Commission's meeting Agenda.
6. Steve Sloan from Cambridge Consultants, representing the Sudbury Valley Trustees, addressed the Board to apprise it of work they are performing to identify parcels of land in Upton that they are interested in protecting for Open Space. The priority parcels were identified by their size, quality of habitat, remote GPS data layers and proximity to other

open spaces. In particular, there is a parcel of approximately 100 acres on North St that they would like to have appraised. The purpose of Mr. Sloan's visit was to see if the cost of appraising the property would be something that the Board could provide funds for. The Board was happy to hear of the scope of The Sudbury Valley Trustees project and suggested that Mr. Sloan also meet with the town's Open Space Committee to coordinate efforts. Looking down the road, the Board suggested that Cambridge Consultants come to the Board with the Open Space Committee as co-applicant for the funds necessary for the appraisal.

7. The CPC's page of the town's new and improved website was reviewed with the Board. Several members suggested a few links they would like added as well as photos of current and past CPC projects.
8. The Board discussed articles to be considered for the Annual Town Meeting. There will be an article related to the CPC's Administrative Fund. The Board decided to defer the Grange's \$50,000 request until the Historical Commission's determination of the building's status.
9. The next CPC meeting will be held on Wednesday, March 2, 2016.
10. Rena Richard stated that the Board is currently fully subscribed therefore does not require any new members at this time.
11. Paul Carey made the Board aware of a state grant that is available to acquire bicycle racks for public property. The town could possibly attain the racks for Kiwanis beach and other locations. The Board will look into it further.
12. Meeting adjourned at 8:46 PM.