



## TOWN OF UPTON, MASSACHUSETTS

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### Community Preservation Committee

Meeting Minutes – Wednesday September 6, 2023 – Remote Meeting (Teams)

To: Members of Community Preservation Committee

CC: Denise Smith

From: Grace Brownell

#### **Members Participating:**

Co-Chair: Mike Penko

Members: Christine Scott, Joan Scribner, Rick Porter

Absent: Paul Carey, Brittany Besler, Ross Wood

Administrative Assistant: Grace Brownell

Visitors: Gary Strichartz (Lakes and Ponds Committee), Marcella Stasa (Land Stewardship Committee), & Michael Antonellis (Town Planner)

#### **7:00 Remote Meeting Opened.**

#### **GENERAL BUSINESS:**

Approve Previous Minutes (August 2, 2023)- *Joan Scribner motioned to approve minutes. Chris Scott seconded. Majority Voted in favor. Joan, aye; Chris aye; Mike; aye; Rick abstained. (4-1)*

#### **AGENDA ITEMS:**

7:00 p.m.- Discussion led by Lakes and Ponds Update

- On behalf of the Lakes and Ponds Committee (LPC), Chairman Gary Strichartz led a discussion on the LPC's following request: \$50,000 for the preparation of a management and water quality monitoring plan for Pratt Pond and Mill Pond. Preparation work would include a long-term plan to survey and make active controls in response to detrimental conditions for the lakes and ponds.
- Mr. Steinhart presented the additional request of \$9,530 for the purchase of water quality sampling and testing equipment as well as analytical services. The Equipment costs would be \$1,500 and the remainder would be for analytical services.

- Mike Penko noted the requests would allow LPC to expand their work with town ponds. Furthermore, there is educational value, as the equipment could be used by students.
- *Chris Scott motioned to submit the first article request of \$50,000 for the preparation of a management and water quality monitoring plan for Pratt Pond and Mill Pond to the Town Manager for consideration for Town Meeting. Joan Scribner seconded. All voted in favor by roll call vote. (4-0)*
- *Chris Scott motioned to submit the second article request of \$9,350 for testing equipment and an analytical budget to the Town Manager for consideration for Town Meeting. Joan Scribner seconded. All voted in favor by roll call vote. (4-0)*

7:15 p.m.- Discussion led by Stewardship/Conservation Commission

- On behalf of the Land Stewardship Committee (LSC), Marcella Stasa led a discussion on the following request: \$5,000 for the repair and upgrade of the trail bridge in the Warren Brook Watershed Conservation Area. The project would include the installation of fiberglass reinforced polymer decking covered by a pea stone surface. The total cost of the project is quoted as \$11,000. The Blackstone Valley New England Mountain Bikers Association (BVNEMBA) and the Bay State Trail Riders Association (BSTRA) would provide additional funding and volunteer labor.
- Ms. Scribner inquired which account the request would be paid through. Mr. Penko suggested that the funds would derive from the Open Space Account.
- Mr. Penko provided comment that the project includes an upgrade as opposed to an entire repair project.
- Ms. Stasa provided further comment that the repairs would last over ten years.
- *Chris Scott motioned to submit the \$5,000 request article for the repair and upgrade of the Warren Brook Trail Bridge to the Town Manager for consideration for Town Meeting. Joan Scribner seconded. Motion was approved by a unanimous voice vote. (4-0)*

7:30 p.m.- Discussion on Town CPA Plan

- The Town Planner led a brief discussion on submitting an article request for the completion of a Town CPA Plan. Central Massachusetts Regional Planning Commission (CMRPC) had provided a quote of \$15,000 to create and complete the Plan on behalf of the Town and Community Preservation Committee (CPC). Mr. Antonellis noted many Towns who have CPC's have CPA Plans, as they function to structure decision making and establish formal goals.
- Ms. Scott inquired which account the request would be paid through. Mike noted the funds would likely derive from the undesignated fund.

- *Chris Scott motioned to submit the \$15,000 request article for the creation and completion of a Town CPA Plan to Town Manager for consideration for the Town Meeting. Joan Scribner seconded. Motion was approved by a unanimous voice vote. (4-0)*
- Ms. Scribner inquired about the time duration of the process. Mr. Antonellis noted the Plan should be completed within approximately six months.

Topic Unreasonably Anticipated- Transfer of Housing Funds

- Mr. Antonellis noted The Affordable Housing Trust (AHT) are currently reconvening due to the turnover of members. Thus, AHT is discussing the transferring of CPA housing funds to their AHT account for the purpose of pursuing affordable housing projects in Town.
- Joan inquired about the process of transferring CPA funds for uses other than designated projects. Mr. Antonellis will acquire such information from the Town Accountant.

Vote on Public Hearings for 10-04-23

- Mike Penko motioned for the CPC to hold five public hearings on October 4, 2023, on the topics previously discussed. Chris Scott seconded. Ms. Scribner and Mr. Porter expressed opposition to holding the public hearing pertaining to the transfer of CPA funds to the AHT until the CPC has received the official fund request. Motion revoked.
- *Mike motioned to hold four hearings on October 4, 2023, on the topics previously discussed. Chris seconded. All voted in favor by roll call vote. (4-0)*

Topic unreasonably anticipated- Website Update

- Ms. Brownell provided an update that Town staff are still working on the new website.

*7:58 p.m. Joan motioned to adjourn. Rick seconded. Motion was approved by a unanimous voice vote. (4-0)*

Minutes approved on: 10/04/23 remote meeting.

*Paul Carey                      Mike Penko  
Christine Scott                Pick Porter  
Brittany Belser*