

Community Preservation Committee
March 2, 2022

Present:

Rena Richard, Chair
Upton Housing Authority
Richard Desjardins - Selectmen's Appointee
Mike Penko - Open Space Committee
Chris Scott - Conservation Commission
Joan Scribner - Selectmen's Appointee
Russ Wood - Historical Commission

Absent:

Paul Carey, Vice-Chair
Planning Board
Richard Gazoorian - Recreation Commission

Guests: At the start of the meeting there were 78 guests joining virtually

Meeting called to order at 7:30 p.m.

1. Minutes of the February 2, 2022 meeting were reviewed and approved.
2. Financials reviewed. The Chair reviewed the current totals of funds in each of the CPC reserve accounts as they currently stand. As well the Chair stated that according to previous discussion there will be \$90,000 moved to each of the reserve accounts from the CPC undesignated fund.
3. Discussion concerning the town purchase of the Mechanic Street property with the possibility of utilizing CPC funds.

The Chair read the CPC Mission Statement for the purpose of informing all present what and how the funds can be used.

Bill Taylor, Chairman of Open Space Committee, then spoke concerning the purchase of the 94 acres in question. There has been an offer to purchase the land by a developer and the Town has the right of first refusal once a notice by the developer has been received by the Board of Selectmen. Two notices have been submitted and neither has been deemed to be compliant. Our right of first refusal has not yet been triggered.

The Open Space Committee is asking that the town move forward with the purchase.

Members of the audience made pertinent comments and asked questions. Additionally it was stated that other funding from grant sources was being explored to help with the purchase of the land.

Currently there is no appraisal on the property which is necessary to move forward with CPC

funding.

A motion was made by Richard Desjardins to fund an appraisal from the CPC Administrative fund and with a friendly amendment by Mike Penko to fund the appraisal up to \$6,000 and a second by Chris Scott the motion was approved unanimously.

Further discussion about holding a public hearing to move forward with the acquisition was heard.

A motion was made by Joan Scribner to move that the CPC agree to host a public hearing at the April or May CPC meeting to vote on the acquisition if the Committee has enough information to act. Motion was seconded by Chris Scott.

Motion carried by a 5-1 vote.

4. Motion to adjourn made by Richard Desjardins and seconded by Chris Scott at 8:45 was unanimous.