

**Community Preservation Committee
Approved Open Meeting Minutes
November 8, 2018**

TOWN OF NORWELL
TOWN CLERK
2019 JAN 11 AM 11:46
RECEIVED

Present: Bob Norris, Rich Levitt, Pat Campbell, Aleta Scully, Julie Gillis, Bob McMackin, Genevieve Davis

Guest: Ellen Allen, BOS Chair

7:05 The meeting was called to order by Chair Bob Norris.

Motion; made by Julie Gillis, seconded by Aleta Scully, to approve the meeting agenda as written.

Unanimously voted

2018 Funding Applications

Pathways/Con Com Application – Pathways Committee and Con Com

Present; Pathways Committee members, including Brendan Sullivan, Town Planner Ken Kirkland, Conservation Agent Nancy Hemingway

Mr. Sullivan gave a brief background of the land parcel which was purchased by the Town a few years ago. The idea is to have parking and access at the back end of Wompatuck State Park, which would provide a much closer point of entry for the Town. No additional lighting is planned, but ADA access and a buffer between this area and the abutting neighborhoods are part of the proposal. The access was reviewed by the Fire Chief, as well as wetlands protection for the area under the power lines. The meeting with abutters raised questions about topics such as traffic, privacy and lighting vs no lighting. No lighting was preferred. This entrance would be monitored by police and maybe a gate to close off the area at dusk. The Friends of Wompatuck group is also really excited about this plan. Mr. Levitt asked about DCR and their involvement. DCR has been trying to do this access for years, but they are deferring to the Town's planning and execution. Questions were asked and answered about the evolution of the plan concept. Mr. Norris asked if DCR would be giving the Town a grant. Per Mr. Sullivan, DCR has a recreational trails grant program that could be tapped for additional funding when the plans are more specific. Per Ms. Hemingway, DCR would only provide trail enhancement; the CPC would fund the bulk of the project. Discussion ensued about the meeting with DCR and their programs to add to the park's trails. This application plan is a combination of the best use of the funding and abutters' preferences. Pathways is asking for funding to plan a larger parking lot that could have 36 parking spots when fully constructed. Parking lot surface options were discussed such as gravel or grass and types of gravel. The estimate included is for the minimal amount of paving. Friends of Wompatuck offered to help with maintenance, but the Town will maintain the lot for the most part. At least part of the lot will be ADA accessible into the park.

Further discussion took place about the abutter involvement, but per Mr. Sullivan, now that abutters have had two charrette meetings they have been able to have input in the design elements. Landscaping will be a priority in the plan to shield the parking area from abutters and also complete the access path. Kudos to the group for coming up with a terrific plan. The group will be invited back to the CPC when the vote is taken.

Preliminary Discussion about the Con Com Applications – Overview

All would like to discuss the assigned priority levels and purpose of the applications from Con Com. Discussion ensued about the total funding ask from Con Com with regard to the specific project applications vs allocation of funding directly into the Conservation fund. The allocation to the Conservation fund would only be spent to purchase land; the other applications are for specific projects. Ms. Allen reported that the BOS discussed the request for Con Com Funding at their meeting. The BOS doesn't support this concept to allow Con Com to make land acquisitions on their own. The purpose of the fund is only to buy small access parcels to land already owned. Any large purchase should go through a Town Meeting Vote for an Article submitted to the BOS. All asked about the 10% funding allocation every year. Mr. McMackin will research this and report back to the CPC. Ms. Gillis pointed out that the CPC has oversight responsibility and this amount is too large for this oversight to keep current. As a comparison, the Community Housing Trust fund is maintained for working capital, while the Con Com fund is for asset purchase. Per Mr. McMackin, it is a form of "bridge loan" for Con Com. Mr. Norris added that most sellers of land are willing to wait through the purchase process of Town Meeting to have the Town buy their land. Discussion ensued about the Con Com fund vs the CPC Reserve for open space. Questions were asked and answered about Con Com's separate fund. 11/29/18– CPC meeting with Con Com to discuss their application and discussion about the Water Department and the BOS not being part of Con Com application #3. Ms. Allen reported to the CPC that the BOS application (#11) to purchase a parcel of land in the Town will be withdrawn.

Ellen M will ask the Town Accountant about the separate Con Com fund balance and its origins.

Open space and recreation plan update

The Town needs a new plan for Con Com to be able to apply for grants as the old plan will be out of date soon. Discussion ensued about whether the Town's master plan should be updated at the same time. The board will compile a list of questions about this application for the meeting with Con Com. Ms. Allen encouraged the CPC to put placeholders in the Annual and Special Town Meetings in the event of a special purchase opportunity.

Carleton Committee Update

This committee will do a presentation at the Annual CPC meeting. Questions were asked and answered about what presentation materials were needed by the committee for the presentation.

CPC Public Meeting preparation and materials

The board will do a brief presentation about CPC uses. Ellen will run the CP-3 report and send it to Mr. Levitt.

Upcoming Agendas:

1. November 29th con com
2. December 13th annual public meeting
3. Little League, first meeting in January 10 and maybe 24th
4. Con Com applications

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Approval for CPC Chair to sign Vouchers

Motion; made by Bob McMackin, seconded by Rich Levitt, to give the Chair authority to sign vouchers on behalf of the Community Preservation Committee. Unanimously voted

Approval of CPC meeting minutes

Motion; made by Pat Campbell, seconded by Rich Levitt, to approve the CPC minutes of the 10/11/18 meeting. Unanimously voted

Adjournment

Motion; made by Julie Gillis, seconded by Rich Levitt, to adjourn at 8:39pm. Unanimously voted

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