

**Bedford Community Preservation Committee
Minutes of Thursday, May 19, 2016
Town Hall, Second Floor Conference Room**

Members Present: Shawn Hanegan (Planning Board), Chair; Don Corey (Historic Preservation Commission); Margot Fleischman (Selectman, Park Commissioner); Steven Hagan (Conservation Commission); Robin Steele (Recreation Commission); and Christina Wilgren (Bedford Housing Partnership)

Absent: Maggie Debbie (at-large member) and Robert Schmalz (Housing Authority)

Also Present: Assistant Town Manager Michael Rosen; Finance Committee member David Powell; Bedford resident Jeffrey Knight

1. Call Meeting to Order

The meeting was called to order at 7:47 p.m.

2. Nomination and Election of Officers

Ms. Fleischman moved to nominate Shawn Hanegan as chair of the Community Preservation Committee. Mr. Corey seconded the motion.

The motion passed 6-0-0.

The committee decided to wait until the next meeting when all members are present to elect a vice-chair. Chair Hanegan will reach out to the missing members to see if they have any interest in serving as vice-chair.

3. Athletic Fields Update

The committee received an email from Town Engineer Adrienne St. John informing them of the status of the athletic field project on Liljegren Way. The decision at a recent tree hearing was appealed by two of the abutters citing the Conservation Commission's order that no disturbance to the wetlands should occur until replication is complete. The replication will be completed at Page Field. The problem is that the project cannot be put out to bid until the engineering is complete. Town Counsel has been contacted for guidance on how to proceed. Mr. Hagan said that he would look into the conservation decision about replication.

4. Bedford Village Expiring Use Update

Ms. Fleischman mentioned that a letter was sent by the Selectmen to Senator Barrett and Representative Gordon about this issue. Ms. Wilgren explained that this has occurred in other Towns as well and that the Town will have to contribute money to

offset the cost of keeping affordable units at Bedford Village. Ms. Wilgren said that this issue is confusing for residents and that they should be invited to the next Selectmen's meeting when this is discussed.

5. Use of CPA funds for Non-Municipal Historic Buildings

Mr. Corey stated that there is a need to have a discussion about the use of CPA funds for non-municipal affordable properties. In the past, private projects have been voted down by the committee and have not made it to Town Meeting floor. Mr. Corey would like to see the committee establish guidelines in case future private requests are presented to the committee.

Mr. Corey went on to say that he is aware of at least one private project that may be eligible for CPA funding. The stone wall in front of the Frizzells' property has started to crumble onto the sidewalk on Great Road. The project could also be incorporated under the Great Road Master Plan.

Ms. Fleischman wondered if the Committee should ever consider helping someone buy a threatened historic property since many historic properties are being lost. This would enable the Town to put a deed restriction on the property that requires preservation. Ms. Wilgren added that if the Town is buying historic homes she would like to see the homes turned into affordable housing.

Ms. Fleischman also suggested starting a grant program for those who own historic properties in Town since any changes made to those homes are often more expensive due to the historically appropriate materials that need to be used. This is particularly a problem for homeowners in the Historic District.

Some members thought that there are already so many projects being proposed for CPA funds that opening it up to private projects may put a strain on the budget.

6. Review of Town Meeting/Budget/Six Year Plan

There have not been any changes to the budget since the last meeting. Ms. Wilgren asked that the Expiring Use project at Bedford Village request be added to the six year plan for funding in FY2018. It had been moved to the placeholder tab on the spreadsheet. Ms. Fleischman asked for a breakdown of the cost for this project and suggested that the Regional Housing Services Office would probably be able to draft a memo.

Chair Hanegan suggested that the committee have a joint meeting with the Capital Expenditure Committee in the fall to discuss projects that are in the Capital Plan and are also eligible for CPA funds.

It was also requested that staff come to the next meeting to provide updates on current projects.

7. Approve Minutes of January 26, 2016

This item was postponed until the next meeting as there were not enough members present to approve the minutes.

8. Discussion of Future Requests

There was no discussion on this item.

9. Schedule Next Meeting

The committee agreed to meet sometime in early September. A meeting date will be proposed sometime in August.

Ms. Wilgren made a motion to adjourn. Ms. Fleischman seconded the motion.

The motion passed 6-0-0.

The meeting adjourned at 8:40 p.m.