

**Bedford Community Preservation Committee
Minutes of Thursday, September 27, 2012 - Regular Session**

Members Present: Eugene Clerkin, Chair (Housing Authority), Catherine Cordes (Selectmen, Park Commissioner), Shawn Hanegan (Planning Board), Don Corey (Historic Preservation Commission), Robin Steele (Recreation Commission), and Angelo Colao (at-large member)

Members Absent: Andreas Uthoff (Conservation Commission), Christina Wilgren (Bedford Housing Partnership), Vito LaMura (at-large member)

Also Present: Richard Warrington, Public Works; Victor Garofalo, Finance Director; Richard Reed, Town Manager; David Sukoff, Ronald Taylor, Jeff Cohen

Jessica Porter took the Minutes.

Chair Clerkin opened the meeting at 7:30 p.m. with a quorum present.

Public Hearing

Mr. Hanegan made a motion to open the public hearing. Mr. Corey seconded.

The motion passed 5-0-0.

Review of New Project Submissions

Review of previously discussed items:

1. Historic Ringwell - \$75,000 to replace funds that were utilized from the Historic Properties Preservation Fund (HPPF).
2. Hartwell Forest Survey - \$3,500
3. Community Housing Reserves - \$30,000 to be given to the Municipal Affordable Housing Trust. This request is pending opinion from Town Counsel as to whether this is an allowable allocation.
4. Affordable Housing Reserves – 10% projection (estimated). Fund 10% with an amount not to exceed \$10,000.

New items:

1. Fields – 2 project submissions. Sabourin Field - \$605,000 and two options for the St. Michael's Fields Design and Construction (natural turf) - \$710,000 or (artificial turf) - \$1,525,000.

The two field requests were submitted by Richard Warrington. Mr. Warrington indicated that the requests had not yet been reviewed by the Selectmen. Fields will be presenting to the Selectmen on Monday evening.

The first request was for \$605,000 for Synthetic Turf Field on Sabourin Field in 2013. The new CPA regulations allow for funds to be used for synthetic turf for all aspects of the project with the exception of the actual turf "rug". The rug has a 10-12 year warranty, and costs approximately \$495,000. Also included in this project would be the resurfacing of the track, inclusive of additional track lanes and relocation of the field events area. This would most likely be a separate article in warrant, separate from the CPA article, as it would also be inclusive of bonding which will be separately voted.

Questions were asked as to whether Town Counsel had opined on whether this project can be CPA funded. Finance Director Garofalo confirmed that Cathy Collieri from the Department of Revenue verified that Mr. Warrington's interpretation of the CPA regulations is correct. Also some questions were raised regarding the health effects of Turf fields. The Board of Health produced a 3 page document discussing the health effects and this will be distributed to the Selectmen on Monday night.

Other questions were asked regarding the bonding portion of the article. Ms. Cordes explained how the article would be presented on the warrant given the two sources of funding. Because of the bonding piece, Town Meeting would require a 2/3 vote.

It is recommended that fall Town Meeting decide this issue for bidding purposes. The timing of fall Town Meeting also would allow funds to be obtained (if approved) at a time to complete the project with the least amount of disruption to the fall sports schedule.

David Sukoff gave a brief presentation on what the Fields Partnership has been studying related to field users and field space. Various comparisons were made with other municipalities and it was determined that Bedford's fields were being overused by roughly 1000 hours per year. The Fields Partnership unanimously agreed that the best solution is to convert Sabourin Field to turf. This would gain approximately 600 hours of playing time. This will help meet the demand as well as alleviate overuse of the remaining fields.

The shortfall is on the rectangular fields utilized by school sports teams and recreation teams. This project would address current use and demand; not potential use and demand. Six fall sports teams are all trying to use the same fields after school. Often times the teams are practicing in areas that are not actually fields or the wrong type of field (i.e., soccer practice on a baseball field).

The second and third proposals are actually one proposal with two alternatives – one synthetic, one natural, for the design and construction of the St. Michael's fields. The natural fields would require \$710,000 and would also renovate and realign existing Field "A". The synthetic turf fields would require \$1,525,000 and would also renovate and realign existing Field "A". It is proposed that Fall Town meeting decide the design review, and Spring Town meeting decide the

construction. This would add 2 additional full-size fields to the Bedford inventory. One field would be set up for football (practice or games).

Some questions were asked about the drainage of the St. Michael's land. Proper drainage would be installed as part of this project.

Ms. Cordes indicated that the Conservation Commission had finally approved the order of conditions just last night. This project has been in the works for some time. The design process is the next step at this point. Ms. Cordes further noted that CPC could vote to support the design project as it does not involve bonding. The vote could be subject to the Selectmen's decision and vote. The CPC could also delay their vote until a later date.

Finance Director Garofalo distributed a package of financial information. The package outlined potential funding scenarios for both the Sabourin Field Turf and the St. Michael's Fields. Mr. Corey suggested exhausting the Recreation Reserves (\$150,000) prior to adding any other additional funding.

Brief updates were given by Mr. Warrington about Wilson Mill Dam and the North Road Sidewalk project. Updates were also given on South Road and Page Road fields.

Ms. Cordes made a motion to close the public hearing. Mr. Colao seconded.

The Motion passed 6-0-0

Minutes

Ms. Cordes made a motion to approve the Minutes of September 11, 2012 as amended. Mr. Corey seconded the motion.

The motion passed 6-0-0.

Review of July, 2012 CPA Changes

Some discussion took place earlier in the meeting regarding the Turf Field/Recreation aspects. Mr. Hanegan commented on the deadline changing for notification of the matching fund amount. We have typically had the amount and check before Fall Town Meeting; we will now have to work based off an estimate.

Review of Fall Program and Plan

Ms. Cordes suggested that each member review the sections relative to their areas/committees. Any new items or updates should be inputted. Mr. Colao inquired as to why some older items (i.e., items from 2007) were not yet finished.

3% Surcharge

Ms. Cordes made a motion to recommend continuation of the 3% surcharge. Ms. Steele seconded.

The motion passed 6-0-0

Projects

In addition to recommending continuation of the 3% surcharge, the committee voted to recommend approval of the following requests for the November 13, 2012 Special Town Meeting:

Mr. Corey made a motion to replace \$75,000 from available funds to the HPPF fund that had been borrowed from that fund for the Historic Ringwell project. Ms. Cordes seconded.

The motion passed 6-0-0

Mr. Corey made a motion to fund \$3,500 from available funds for the Hartwell Forest Survey. Mr. Colao seconded.

The motion passed 6-0-0

Mr. Corey made a motion to fund \$30,000 from Housing Reserves to the Municipal Affordable Housing Trust, for the social services pilot program, subject to Town Counsel opinion, acceptance by the Municipal Affordable Housing Trust, and Selectmen's approval. Ms. Cordes seconded.

Questions arose and discussion was held regarding which groups supported the program. It was noted that the Bedford Housing Partnership supported the program. The Bedford Housing Authority has not yet been briefed on the project. Mr. Clerkin would like the pilot program put in place as a way to support his original home rule petition concept to get the State to change the CPA regulations to allow funds to be spent on social services.

The motion passed 6-0-0

Ms. Cordes made a motion to fund up to \$150,000 from available funds for the design of fields at 7 Liljegren Way and 9 Mudge Way (formerly known as the "St. Michael's Fields") from available FY2013 funds. Ms. Steele seconded.

The motion passed 6-0-0

Ms. Cordes made a motion to fund \$150,000 from Recreation Reserves for the Sabourin Field Synthetic Turf project and to approve bonding for the remainder of the eligible portion of the program contingent upon approval by the Selectmen. Ms. Steele seconded.

The motion passed 6-0-0

Ms. Cordes made a motion to fund an amount up to \$10,000 from available funds to meet the 10% requirement for affordable housing. Ms. Steele seconded.

The motion passed 6-0-0

Next Meeting

A tentative meeting is scheduled for ½ prior to Town Meeting on November 13, if needed.

Adjourn

Ms. Cordes made a motion to adjourn. Ms. Steele seconded the motion.

The motion passed 6-0-0.

The meeting adjourned at 9:22 p.m.

Respectfully submitted,

Jessica Porter
Assistant Town Manager

Minutes approved as written October 15, 2012

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