



Bedford

MASSACHUSETTS

Community Preservation Committee

Meeting Minutes

7:00 PM

January 5, 2022

Meeting Held via Remote Participation

Members Present: Lauren Crews, Chair; Christina Wilgren, Margot Fleischman; Lee Vorderer; Robin Steele; Erin Dorr; Jacinda Barbehenn

Also Present: Assistant Town Manager of Operations, Amy Fidalgo; Director of Public Works, David Manugian; BAC Chair, Mark Bailey; TAC Member, Dawn LaFrance-Linden; John Romeo Ron Prestin; Joyce Towle; Ed Gray; Lisa Baylis; BAC Member Dave Enos; Brian O'Donnell; Richard Andelman; Birgit DeWeerd; Chip Roth; Cindy Lin; Marty Childs; Janice Weichman; Arlene Deardorff; TAC Chair Scot Shaw; Audrey Gould; BAC Member, Craig Jackson; Mark Pearson; Bruce Wisentaner MAHT Member Alice Sun; Bedford Citizen Report, Mike Rosenberg; Elena Zorn; Moriah Tumbleson-Shaw; Jim Hurley

Ms. Crews opened the meeting at 7:00PM and stated that Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Community Preservation Committee is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. Persons who would like to listen or view this meeting while in progress may do so by using the Zoom link and password, as listed on the agenda. All votes taken by this Committee shall be by roll call vote.

The CPC members were asked to announce they were present: Ms. Crews, present; Ms. Wilgren, present; Ms. Fleischman, present; Ms. Vorderer, present; Ms. Dorr, present; Ms. Steele, present; Ms. Barbehenn, present.

1. Meeting Minutes from December 16, 2021

Ms. Vorderer moved to approve the meeting minutes of December 16, 2021. Ms. Dorr seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

2. Open Discussion, Updates, Announcements (taken out of order)

Ms. Crews stated that Ms. Vorderer has volunteered to serve as Vice Chair. Ms. Vorderer confirmed, saying she would be happy to fill that role as it is currently vacant.

Ms. Steele moved to nominate Ms. Vorderer as Vice Chair of the CPC. Ms. Barbehenn seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

3. Public Hearing for the Spring 2022 Program and Plan

Ms. Fleischman moved to open the public hearing. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

1. Dedicated Pickleball Courts- Ms. Fidalgo stated the over a dozen letters of support have been sent from members of the community to fund dedicated pickleball courts.

Numerous residents spoke in favor of this project being funded, including John Romeo, Ed Gray, Richard Andelman, Chip Roth, Mark Pearson, and Alice Sun.

2. Minuteman Bikeway Extension- Ms. Fidalgo stated that Town Counsel has finished confirming all easements that are eligible for purchase through CPA funding, and after assessing the new properties, the application has been increased by \$300k.

David Manugian, Director of Public Works stated that Public Works is also looking into having unpaved trails run parallel to the paved path where possible.

BAC Chair Mark Bailey and TAC Member Dawn LaFrance-Linden expressed support for this project.

3. Springs Brook Park Water Capital (Shade Structures)- No public comment.
4. Tennis Court Rehabilitation- No public comment.
5. Town/School Grounds Capital Rehabilitation (Tot Lot and E Field)- No public comment.
6. Trails Committee Pedestrian Brides, Bog Bridges, Stone Dust, Trail Infrastructure- No public comment.
7. Skate Park Repairs- No public comment.
8. Depot Freight- Exterior Painting- No public comment.
9. Depot Station- Decking Rehabilitation- No public comment.
10. Administrative Appropriation- No public comment.

11. Regional Housing Services Contract- No public comment.
12. Bedford Housing Authority Life Management Program- No public comment.
13. Conservation and Digitization of Early Town Record Books- No public comment.
14. Municipal Affordable Housing Trust- No public comment.

Ms. Steele moved to close the public hearing. Ms. Fleischman seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

4. FY23 Project Submission Discussion and Recommendations
 1. Administrative Appropriation

Ms. Steele moved to recommend to Town Meeting approval of \$10,000 for Administrative Costs from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

2. Regional Housing Services Contract

Ms. Steele moved to recommend to Town Meeting approval of \$34,000 for the Regional Housing Services Contract from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

3. Bedford Housing Authority Life Management Program- Ms. Fidalgo provided an update per the Committee's request regarding recent public outreach for this particular program, and reported that it is currently serving 8 families.

Ms. Steele moved to recommend to Town Meeting approval of \$36,715 for the Bedford Housing Authority Life Management Program from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

4. Conservation and Digitization of Early Town Record Books

Ms. Steele moved to recommend to Town Meeting approval of \$24,690 for the Conservation and Digitization of Early Town Record from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

5. Dedicated Outdoor Pickleball Courts

The Committee had a lengthy discussion about how to best move forward with this project in a future year, by first engaging the necessary staff and Town departments.

Ms. Fidalgo expressed concern over this application not having property associated with the project. She strongly recommended land being vetted through the Fields Partnership Committee, the Recreation Commission, and all other stakeholders, prior to this going to Town Meeting.

Ms. Fleischman stated that she did not want to underfund this project, and without a property being selected yet, the likelihood of this project being underfunded is a possibility if it moved forward to Town Meeting prematurely.

Ms. Steele moved to recommend to Town Meeting approval of \$178,160 for the Dedicated Outdoor Pickleball Courts from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, nay; Ms. Wilgren, nay; Ms. Fleischman, nay; Ms. Vorderer, nay; Ms. Dorr, nay; Ms. Steele, nay; Ms. Barbehenn, nay. The motion did not pass 0-7-0.

6. Depot Freight- Exterior Painting

Ms. Steele moved to recommend to Town Meeting approval of \$40,500 for the Depot Freight-Exterior Painting from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

7. Depot Station- Decking Rehabilitation

Ms. Steele moved to recommend to Town Meeting approval of \$217,726 for the Depot Station-Decking Rehabilitation from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

8. Minuteman Bikeway Extension

Ms. Steele moved to recommend to Town Meeting approval of \$1,500,000 for the Minuteman Bikeway Extension Project from FY23 funds. Ms. Vorderer seconded.

Ms. Steele expressed dissatisfaction with this project paving trails that runners rely on for high school sports.

Ms. Fleischman stated that CPA funding is the most beneficial way to pay for this project, which has been long supported by the Select Board and has been in the works for a decade.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, nay; Ms. Barbehenn, aye. The motion passed 6-1-0.

9. Municipal Affordable Housing Trust- The Committee had a lengthy discussion about whether or not to support this request to transfer funding to the MAHT to support future affordable housing in an undecided development.

Ms. Wilgren expressed strong support for this application and discussed that the Committee consider funding above the requested amount in the original application. Ms. Fidalgo clarified that the available CPC budget would make a transfer of over \$600k difficult, if the committee would like to fund all other projects that have been proposed as well.

Ms. Steele expressed concern over supporting the transfer of these funds being tied up for only affordable housing use in the future. Ms. Steele asked if the Municipal Affordable Housing Trust, or Bedford Housing Partnership have voted in support of this application. Ms. Fidalgo said they have not taken a formal vote of support.

Ms. Steele moved to recommend to Town Meeting approval of \$600,000 for the Municipal Affordable Housing Trust from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, nay; Ms. Barbehenn, aye. The motion passed 6-1-0.

10. Skate Park Repairs

Ms. Steele moved to recommend to Town Meeting approval of \$16,400 for the Skate Park Repairs from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

11. Springs Brook Park Water Capital (Shade Structures)

Ms. Steele moved to recommend to Town Meeting approval of \$43,709 for the Springs Brook Park Water Capital Shade Structures from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

12. Tennis Court Rehabilitation

Ms. Steele moved to recommend to Town Meeting approval of \$120,000 for the Tennis Court Rehabilitation from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

13. Town/School Grounds Capital Rehabilitation (Tot Lot and E Field)- Ms. Fidalgo clarified the work being performed as part of this project. Ms. Fleischman recommended adding a second means of egress to the fencing around the Tot Lot if possible.

Ms. Steele moved to recommend to Town Meeting approval of \$315,000 for the Town/School Grounds Capital Rehabilitation (Tot Lot and E Field) from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

14. Trails Committee Pedestrian Brides, Bog Bridges, Stone Dust, Trail Infrastructure

Ms. Steele moved to recommend to Town Meeting approval of \$10,000 for the Trails Committee from FY23 funds. Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

15. Ms. Steele moved to recommend to Town Meeting approval of the following bond payments:

**FY17 350A Concord Road Bond - \$342,025
Town Hall MEP Project Bond - \$93,925
Liljegren Field Bond Payment - \$114,500
Bedford Village Bond - \$174,540
Fawn Lake Bond - \$211,375**

Ms. Vorderer seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

5. Upcoming Meetings: The next meeting is scheduled for January 31, 2022, and will be a presentation to the Select Board about FY23 project recommendations.

Ms. Steele moved to adjourn. Ms. Fleischman seconded.

The CPC members were polled individually: Ms. Crews, aye; Ms. Wilgren, aye; Ms. Fleischman, aye; Ms. Vorderer, aye; Ms. Dorr, aye; Ms. Steele, aye; Ms. Barbehenn, aye. The motion passed 7-0-0.

Meeting adjourned at 9:40pm.