

Community Preservation Committee
Minutes
Wednesday, March 29, 2005
Town Hall

Members Present: Mark Kablack, Tara Reed, Carole Wolfe, Steve Swanger, Dick Bell, Chris Morely, Peter Glass (8:10 p.m.)

Not Present: John Drobinski, Sheila Stewart

The meeting was called to order at 7:40 p.m.

Libby Property Offer to Purchase

Debbie Dineen, Conservation Commission Coordinator, met with the Committee to update them on the status of the negotiations between the Town and Mr. Libby for the purchase of the Libby property. She informed them that a final agreement was reached on March 11, 2005 for the purchase of 24.06 acres at \$2,631,439.

She explained how the eight lots plus the house were originally configured and appraised by Avery Associates at \$3.5 million. After further review of the parcel, the property lines were reconfigured and an adjustment was made to some of the lot lines which increased the value of the property to \$4,031,439. The Town then negotiated with Mr. Libby for 24.06 acres which excluded the parcel of land containing the house and one additional lot on Water Row.

At this time, she noted that the Town is not interested in using CPA funds to purchase the house as there are no current plans in place for its use but that the Town has reserved the right of first refusal on the parcel containing the house and garage and restrictions have been put on the property for future development on the house lot and additional lot on Water Row.

Mark Kablack questioned whether the language in the formal offer regarding the right of first refusal could be tied to the value based on this appraisal and whether additional restrictions could be put on the two lots retained by Mr Libby.

In response to a question about access to the property, Debbie noted that the access to Mr. Libby's house is by paved driveway. He will maintain the driveway but the Town will have the right to use this driveway in emergency situations only. Public access to the conservation property will be from Old Sudbury Road, Rice Road, and Fieldstone Farm Road

Chris Morely expressed his concern that if the Town chose not purchase the Libby house and property at the same time, the value of this site would increase as it will now be surrounded by Conservation Land.

Debbie noted that a walk of the property is scheduled for 1:00 p.m. on March 26 and April 3 for anyone interested in viewing the land prior to Town Meeting. In addition, a Fact Sheet will be prepared to explain the funding for this project. The presentation will be coordinated between the CPC and Conservation Commission at Town Meeting.

Budget Revision for Libby Property

The Committee reviewed two spreadsheets prepared by the Town Treasurer. The first showed the cost for a 20-year bond for the purchase of the Libby Property. The second spreadsheet showed the projected debt service for the current CPC projects and included figures for the purchase of the Libby land.

The Committee questioned the reasoning for a 20-year bond as opposed to a shorter term to acquire this property. As bonding issues are set by the Town, the Chairman will invite the Town Manager to the next meeting for further discussion on the pros and cons of bonding for land acquisition.

A motion was made by Mark Kablack, seconded by Dick Bell, to recommend the acquisition of the Libby property based on the terms negotiated and that the Purchase and Sales Agreement include items below, if possible.

- 1) Option on remaining lots: fixed price at current appraised value with an index for inflation;
- 2) Restriction on remaining two lots: limit of disturbances, size of residence, etc.
- 3) Closing and legal costs to be split with seller

Vote 7-0 Unanimous

Steve Swanger commented that it would be helpful to have a representative present during negotiations when land is being purchased with CPA funds.

Review of Revised Budget Worksheet

The Committee reviewed the budget worksheets prepared by Tara Reed. Adjustments will be made to the projected revenue and the Libby debt scheduled will be added to the spreadsheet.

Review of Draft Guidelines for Administrative Fund Requests

Chris Morely prepared a draft guideline to be used for future requests for funding from the CPA Administrative Expense account. The Committee agreed that it was a good first draft for this policy and that further discussion on the content will be continued at a future

meeting. It was also noted that a form for administrative fund requests should also be created to go with this new policy.

Cutting Field Update

Mark Kablack updated the Committee on the following options being reviewed by Park and Recreation to address the budget shortfall for the development of the Cutting property.

- 1) Keep the project as proposed and make up the difference with user groups contributing.
- 2) Lease the turf. The upfront costs would be spread out over time and the payments could be made by user groups.
- 3) Use the Town's resources for site work.

Willis Pond Study

Peter Glass stated his disappointment that the Committee's support of the Willis Pond Study was being withdrawn due to a budget shortfall on another project. He suggested that the members vote to authorize the use of the CPA Administrative Expense Fund to go forward with the Willis Pond Study.

It was the consensus of the members present that the Willis Pond Study did not meet the requirements or the urgency for using the administrative expense fund. It was also noted that the study would be best coordinated through the new Ponds and Waterways Committee being formed by the Selectmen to address water issues within the town.

The Chairman tabled further discussion on this matter until after the new committee is appointed.

Preparation for Town Meeting

A meeting will be scheduled for sometime during the week of March 28 to review the warrant articles and final motions to be presented at Town Meeting.

General Business

- 1) Review Minutes from February 16 and February 22, 2005

The Minutes of the February 16, 2005 meeting were reviewed. A change was made to the first motion on Page 2 to replace the words "Cutting Debt service" to "Cutting Bond cost". A motion to accept the minutes as revised was made by Chris Morely, seconded by Dick Bell.

Vote 4-0-3 (Carole Wolfe, Tara Reed, Peter Glass abstained)

The Minutes of the February 22 meeting were reviewed. A correction was made to heading on page 2 to correct the date to February 22, 2005. The Minutes were accepted on a motion made by Tara Reed, seconded by Chris Morely.

Vote 6-0-1 (Peter Glass abstained)

- 2) It was noted that MAPC Conference was scheduled for March 31, 2005 at the Framingham Town Hall at 7:00 P.M. if anyone is interested in attending.

A motion to adjourn was made by Mark Kablack, seconded by Chris Morely.

Vote 7-0 (unanimous)

The meeting adjourned at 9:45 p.m.