



# Town of Bridgewater, Massachusetts

## Community Preservation Committee

### Meeting Minutes – February 21, 2008

#### Community Preservation Committee

Dan Buron  
Recreation Commission

Peter Colombotos,  
Vice Chair/Secretary  
Master Plan Implementation  
Committee

Robert Iafrate  
Planning Board

Marilee Kenney Hunt, Chair  
Citizen at large

Rick Kranes  
Conservation Commission

David Moore  
Housing Partnership

(Open)  
Capital Planning Committee

Bob Vazza, Treasurer  
Housing Authority

Robert Wood  
Historical Commission

Location – Posted at the Senior Center (moved to the Academy Building)  
Recorded by: Laurie Miller

#### Members Present:

Dan Buron [ x ], Peter Colombotos [ x ], Robert Iafrate [ ], Rick Kranes [ ],  
Marilee Kenney Hunt [ x ], David Moore [ x ] (Capital Planning Rep.) [ ], Bob  
Vazza [ x ], Robert Wood [x ]

**CPC Liaison:** Sharon Travers Gay [x]

#### Guests:

Jim Tebou

The meeting was called to order in the second floor of the Academy Building  
at 6:50 PM.

\* A motion was made by Bob Vazza, seconded by Peter Colombotos to  
approve the minutes of the January 17, 2008 with no changes. Unanimously  
approved.

#### Treasurer's Report:

There is currently a fund balance of \$1,714,078.82.

#### Updates:

Sharon gave us an update on the payment processes that she put into place.  
She has received some feedback that the churches are most likely  
withdrawing their applications and she needs to get an official notification of  
that. She reported that the NRTA has put in a request for more money than  
the original warrant amount. A long discussion ensued regarding what to do  
going forward regarding same. We discussed needing a period of  
performance with the applications going forward.

A motion was made by Dan Buron, seconded by Bob Vazza to pay the  
Community Preservation Coalition annual renewal dues for \$1500.00.

Ron Adams reported to Marilee that the Town Meeting is expected to be  
ratified on March 17<sup>th</sup> and then we can appoint Jim Tebou after that.

#### Update on the NCA

Marilee reported that she had arranged a walk-thru tour of the four buildings  
for Cable 9 in an effort to get people out to the visioning session. The

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program was taped but, unfortunately, computer problems prevented it from being aired. We will have to rely on the other avenues to get people out.

### **Update on the Applications**

The Committee reviewed and discussed at length the various applications that were submitted. The Murray Farm proposal and the fact that there was no dollar amount attached to it was a concern. Sharon will research the pros and cons of purchasing the development rights vs purchasing the land outright and the timing of all of it. A long discussion regarding the appraisals and if we should pursue getting them also ensued. Peter Colombotos is going to research the 61A rules regarding the right of first refusal to see if they apply to purchasing development rights as well as purchasing land. A discussion regarding making payments over ten years and taking a total two years to process this proposal took place. It is complex and will require choreographed timing to coordinating with self-help grants, etc. We will ask Peter Murray to come speak with us as we move forward.

David Moore was present to advocate for the several proposals that he is sponsoring for on behalf of the Town. Many of them are directly tied to two of the buildings in the four building study. A very long discussion ensued regarding the fact that the proposals come before the Committee prior to the report of the NCA. The Committee was concerned about how the proposals will correspond to the 10 year plan that will be recommended by the architects. Since Town Meeting voted to hire NCA, it is the Committees' commitment that we hear and take seriously their recommendations before planning to move forward with any restoration or preservation of 4 buildings.

David suggested that a special town meeting take place as soon as possible to vote CPA funds to improve the handicapped access into the Academy building. Marilee asked that David provide the Committee with a letter from NCA saying that such an improvement will be their highest priority recommendation in their forthcoming report. David assured her that it would be and he would have the letter from the architects to her by Monday February 25<sup>th</sup>. When Marilee receives said letter, she will ask the Town Clerk to call a special town meeting.

A motion was made by Bob Wood, seconded by Dan Buron to label the handicapped access on the Academy Building an emergency, contingent upon NCA's findings.

David was asked to come back to the Committee at our next meeting to give details on each of the other proposals that he submitted.

Next meeting is March 6<sup>th</sup> at 6:30 in the Senior Center

Meeting adjourned at 10:00 PM