

Community Preservation Committee

August 23, 2017

Attendees: John Lee, Beth Williams, Jo Ward, Pam Marston, John Mark Walker, Didi Chadran

Absent: Municipal Affordable Housing Trust and Park & Rec representatives

The meeting convened at 7:34 PM.

Minutes from June 28, 2017 meeting were approved, as amended.

1. Treasurer Update: Approximately \$140,351.41 in FY18 Unreserved Funds. John Lee is working with David Nalchajian (Finance Director) at Town Hall to get updated figures.
2. Application Schedule: It was moved and approved that the Application Deadline be scheduled for October 13, 2017. This will allow CPC the October and November meetings for review of applications. Didi Chadran will get the notices of the deadline out to the Harvard Press and Town Hall. Didi will also ask Julie Doucette to blast out a notification of this deadline to all committees. Didi will establish communication with Finance Committee regarding our schedule.
3. Dean's Hill Preservation: Dean's Hill is one of the premier open spaces in Harvard and has long been a high priority on the list of properties that the Conservation Commission wants to protect. Property is located off of Still River Road. Approximately 23.6 acres, more or less. Premium view parcel and linkage property for the Commission. Total Project cost is estimated at \$850,000.00, which would be a joint public/private /non-profit funding efforts. Funding is broken down as follows:

Town-CPC	\$200,000.00
Town-Capital	\$100,000.00
Harvard Conservation Trust	\$300,000.00
Abutter	\$250,000.00

There is 1 possible house lot on this property, which would be sold to help funding, if it percs. Conservation Commission wants to see if this is a proven house lot. While the CPC felt that this project is worth supporting, there were a number of concerns stated regarding the price proposed being paid for this property, our funds of approximately \$140,000 and the frontage for the possible house lot. It was felt that the price was high in comparison with other properties obtained by the Conservation Commission over the last couple of years. Examples below:

Brown	42 acres	\$675,000.00	2013
Fuller-Dudley	15 acres	\$831,000.00	2014
Willard	48 acres	\$550,000.00	2015
Mass. Ave.	24 acres	\$280,000.00	2016

Horse Meadow 50 acres \$700,000.00 2017

With this concern in mind and due to the tight fiscal times, the CPC would like to see how many independent appraisals have been done on this parcel. Jo Ward will look into this issue. Also, the CPC would like to know if this parcel does have a buildable lot. No action has been taken on this proposal. This will be reviewed again at the September CPC meeting.

4. Other Business:

- a. Stone Wall Project – Pam Marston has been attempting to work with Marie Solbavarro to develop an RFP for this project. On June 8th, Pam sent an email to Marie and received no response. Pam sent a follow-up on July 13th and again received no response. Pam called Marie on August 23 and was informed that Marie hasn't done anything toward this RFP. This RFP must be done by the end of August. Pam will follow up with Marie to try to get this accomplished prior to the end of the month.
- b. Kara Minar is the CPC liaison from the Board of Selectmen.

Open Action Items:

1. Didi to put legal notices in the Harvard Press and update the Grant Form for October's submissions.
2. Didi to ask Julie to blast out notice of applications and deadlines to all committees.
3. Didi to work with Finance Committee & Capital Planning Investment Committee to let them know what projects we will be funding and not funding in the coming year.
4. Pam to follow up with Marie Solbavarro regarding RFP for stone wall project.
5. Jo Ward to look into appraisals on Dean's Hill project.

Next CPC meeting scheduled for September 20, 2017

Meeting was adjourned at 9:03 pm.