

## ***Community Preservation Committee***

**Minutes of Meeting Held on Wednesday, December 14, 2022**

**7:00pm – Select Board Hearing Room, 2<sup>nd</sup> Floor, Town Hall**

### **Members Present:**

Chairman John Parent  
Linda Ghiloni  
Peter Breton  
George Luoto  
Jay Roan

### **Absent:**

Stephen Domenicucci  
Robert D’Amelio  
Joseph Durant  
Brandon Parker

### **7:00pm - Public Hearing for Community Preservation Plan Update – January 2023**

Mr. Parent opened the Public Hearing requesting any input from those in attendance. Mrs. Ghiloni asked Mr. Santos, Director of Recreation if there were projects from the recent Recreation Master Plan that should be in the Eligible Potential Project section and he stated the renovations to Moulton’s Field for playground purposes and a Dog Park, location to be determined. Mrs. Ghiloni will update the plan with those projects. Fire Chief Johansen requested inserting a Hometown Hero’s Banner Project. That will also be added to Potential Projects. Mr. Parent motioned to close the Public Hearing seconded by Mrs. Ghiloni and carried....

Vote: 5-0 in Favor

### **Applications for Funding**

Prior to the Applicants speaking Mr. Parent read an email from the Community Preservation Coalition regarding improvements to property using CPA funding;

“We cannot answer for what other community have done with CPA funds. Precedent in another community does not automatically qualify a CPA project. CPA projects should take place on land that is dedicated in some way to recreation, either past use, town meeting vote, Article 97. One was to be 100% certain is to transfer care, custody and control to the Parks Department of whatever board or commission handles recreation on your community”. Mrs. Ghiloni then stated that the original CPA Legislation indicated only allowed improvements on open space and recreation land that was purchase with CPA funds. An amendment in July of 2012 changed “*Rehabilitation*” - “with regard to land for recreational use “rehabilitation” shall include other capital improvements to the land or the facilities thereon which make the land or the related facilities more functional for the intended recreational use” (Section 2 – Definitions). It also “modified the allowable uses of CPA funds to permit the rehabilitation of existing recreational land not created or acquired with CPA funds”. (Section 5 (2)). In light of those facts the Hudson Public Schools project is not eligible for funding through the Community Preservation Act.

**1. Hudson Public Schools – Disc Golf (Mulready School)** The applicant Mr. Gale, Director of Finance and Mr. Starnier, Hawk Disc Golf Project Organizer, were present, along with several other proponents of the project. Mrs. Ghiloni stated that the Mulready land would need to be designated as recreation land through a possible agreement of the School Committee and Park Commission to be eligible. The CPC made no recommendations at this time.

**2. Planning and Community Development – Riverwalk Welcome Arch.** Ms. Helinek withdrew her application due to the structures location would be in the municipal parking lot which is Department of Public Works property.

### **3. Ad-Hoc Bicycle and Pedestrian Committee – 20% Matching Funds for Mass Trails Grant**

**(Central Mass Trail)** Mr. Green was present to explain the request for \$36,000 as 20% matching funds for initial design study for a Mass Trails Grant, of the section in Hudson of the Waltham to Berlin Central Mass Rail Trail being overseen by the Division of Conservation and Recreation. Hudson’s section is not built, or being built or in the advanced stage of design. This grant will push that process along for the 2.6 mile section slated to start at the ARRT across from Priest Street to the Berlin line. Mr. Green is currently seeking additional cost estimates for the design and stated it could come in less than the \$180,000 indicated in his application,

making the 20% necessary for the grant to be less than \$36,000. Mrs. Ghiloni motioned to approve \$36,000 from Undesignated Funds contingent upon Mass Trails Grant funding, seconded by Mr. Parent and carried...  
Vote: 5-0 in Favor

**4. Division of Recreation – Sign (Albertini Property)** Mr. Santos was present requesting \$3,000 for the purchase and installation of a sign for the Albertini recreation land on Wilkins Street. This sign will be in conformance with all other signs on recreation property. Mrs. Ghiloni motioned to approve the sign funding from Undesignated Funds, seconded by Mr. Luoto and carried....

Vote: 5-0 in Favor

It is noted that both of the above projects will need Town Meeting approval and warrant articles will be submitted.

### **Financial Information**

Balances in Accounts – November 30, 2022 from the Town Accountant were noted by the Committee.

### **Articles for May 2023 Town Meeting**

1. Housekeeping Articles for Revenue Distribution
2. Affordable Housing Transfer
3. Centennial Beach Debt Service Article

Mrs. Ghiloni explained that at this time, with the retirement of the Town Accountant, the exact figures for FY24 Housekeeping Article and Affordable Housing Trust Transfer, which are based on Estimated Tax Revenues, have not been determined. The Centennial Beach Debt Service Article is \$107,500. Mr. Parent suggested that after looking at the Administrative Account Balance over the past several years, the set aside of 5% is very high and not apt to be spend in a fiscal year. It is suggested that the percentage be dropped to 2%. Mrs. Ghiloni motioned to send place holders for the two Town Meeting Articles, with 2% for Administrative and a separate Articles for \$107,500 for Debt Service, seconded by Mr. Parent and carried...

Vote: 5-0 in Favor

### **Minutes to be approved:**

Mr. Parent motioned to approve the minutes of the June 29, 2022 meeting as written, seconded by Mrs. Ghiloni and carried....

Vote: 5-0 in Favor

Approval of Minutes on June 28, 2023

M: Mr. Parent

S: Mr. Breton

Vote: 5 in Favor

3 abstained – Mr. Domenicucci, Mr. Parker and Mr. D’Amelio