

Community Preservation Committee

Minutes of Meeting Held on Wednesday, June 28, 2022

7:00pm – Select Board Hearing Room, 2nd Floor, Town Hall

Members Present:

Chairman John Parent
Linda Ghiloni
Peter Breton
Brandon Parker

Stephen Domenicucci
Robert D’Amelio
George Luoto
Jay Roan

Absent:

Joseph Durant

Mr. Parent opened the meeting at 7:00pm.

Applications for Funding

1. Unitarian Church – Exterior Painting

Johanna Ambrosio-LaPlante, Board President of the Church was in attendance (as well as several other members) to explain the history of the church which was originally built in 1861 not as a church but as a meeting house. This is where the vote was taken by the residents of Feltonville an area of Marlborough, to incorporate as the Town of Hudson. It sits next to Town Hall and is an iconic feature of the downtown area. Discussions followed regarding other projects planned for the building and evaluations of certain areas such as the roof, windows and some of the other features of this wooden building. Questions arose as to funding for those and it was stated that the Church Board was seeking private grants through a number of other sources. The issue of this potentially being a maintenance project was brought up and Mr. Parent addressed the group by siting information from the Legislation’s Amendments of July 2012 that identify maintenance as “incidental repairs which neither add to the value nor appreciably prolong the property life”. This painting project would certainly prolong the life deterring any water damage to areas that are peeling and the wood exposed. It was also stated that this is a onetime painting project, not to be done again by the CPC in the future. Mr. D’Amelio motion to approve the \$50,000 for a one time painting project of the three sides indicated (excluding the front) for submission to the November Special Town Meeting Warrant using Historic Resource funds, seconded by Mr. Parent and carried...

Vote: 8-0 in favor

2. Park Commission – Cherry Street Lights

Steven Santos, Director of Recreation was in attendance to explain the request for funding of a lighting system for Cherry Street field which is currently underutilized. A Recreation Master Plan completed a few years ago identified better use of certain areas to maximize their potential. The intent is to move programs from Moulton’s Field that has had lighting for many years and is in a congested neighborhood to Cherry Street Field which has fewer residential properties abutting the field. The future plan for Moulton’s is to design and construct a large community playground. Historically, the programs at Moulton’s use a rectangular field (football or soccer as an example) so the field lighting is not “sports lighting” appropriate for softball/baseball which would be much more costly. Hudson Light and Power will be installing the poles and fixtures.

Mrs. Ghiloni motioned to approve the submission to the November Special Town Meeting from Undesignated Fund Balance, Cherry Street Lighting project for \$15,000, seconded by Mr. D’Amelio and carried...

Vote: 8-0 in Favor

3. Park Commission – Wood Park Playground Renovation

Mr. Santos also explained the Application for renovation of the Wood Park Playground siting information from an insurance audit of the playgrounds within the Town that were inappropriate for use due to their age and deteriorating components. Many have been removed and are earmarked for replacement. He will have swings installed in the current location of the playground structure using some existing funds, then install the new playground structure in close proximity to the swing area. The request is for the equipment, installation and the necessary site work.

Mr. D'Amelio motioned to approve submission of the Wood Park Playground Project to the November Special Town Meeting Warrant for \$90,000 from the Undesignated Fund Balance, seconded by Mr. Domenicucci and carried....

Vote: 8-0 in Favor

Financial Information

Estimated Projections for June 30, 2023

Mrs. Ghiloni presented the committee with her projections with the May reservations added. This information is so they can make accurate recommendations on projects.

Unexpended Balances in Project Accounts

Mrs. Ghiloni stated she was in conversations with the proponents of these projects and funds and will requesting information on progress as well as any funds to be turned back to the committee.

Application Process Update

Information on Building a Better CPA Application and Process; Project Summary Check Sheet from 2008; Allowable Uses Chart

Mrs. Ghiloni sent this to the committee members to see if they wanted to make any changes to their current application process. A brief discussion followed and they are content with the way they do business and will take the information under advisement going forward.

Correspondence

Quinn Middle School Project Request – ineligible

Expansion of a loop walkway on the premises does not meet CPA since this is not land purchased using CPA funds or existing recreation land;

Home Town Hero's Banner Request – ineligible

Does not meet historic resources since it is not an artifact; structure, building, etc. CPA does not allow creation or support under historic.

Minutes to be approved:

Mr. Parent motioned to approve the minutes of the December 14, 2022 meeting as written, seconded by Mr. Breton and carried....

Vote: 5 in Favor

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

Motion to Adopt: Mr. Parent

Second: Mr. D'Amelio

Vote: 7-0 in Favor December 13, 2023