

Community Preservation Committee
Minutes of meeting, Jan. 12, 2011
Approved Jan. 26, 2011

Present: Sean Conley, Glenn Hearn, Lesley Eaton, Dale Julier, Susan Phelps, Jonathan Revere, Peter Rodegast; Tony Nevin, Administrative Assistant. Guests: Richard Knabel, Skipper Manter, Cynthia Mitchell, Jen Rand; Tim and Eileen Maley, Joanie Ames, Pete Brennan, Jill Napier.

Glenn called the CPC meeting to order at 5:35; Richard Knabel called the Selectmen's concurrent meeting to order at the same time.

Richard described the Maleys' interest in selling the Field Gallery and adjacent property, and Selectmen's interest in acquiring the property for the town. The Planning Board has approved changes to the plot plan, but a survey and appraisal are needed before the purchase price can be determined. Discussion suggested that CPA funds could be used for open space and recreational uses of the land, but not the gallery, unless the gallery is deemed by the Historic District Commission to be significant in the history or culture of the town. It was agreed that Jen would proceed forthwith to get legal advice on how best to proceed, and that Tony would explore alternative approaches and precedents (if any) through the CP Coalition; Jen will hold the ATM warrant open as long as possible so that the acquisition can come before the voters at ATM 2011.

Richard then announced that the Selectmen were placing an article on withdrawal from CPA on the warrant for ATM 2011, in order to give voters a chance to consider the relative values and costs of continuing in the CPA. Because of the timing of the next municipal election, the article could not go to ballot until next year's election. If the town votes not to withdraw, CPA surcharges and project funding will continue as at present. The selectmen and other guests departed.

The CPC then discussed arguments for and against continued support for CPA. Tony suggested that the CPC should hold a well-publicized open hearing in late March to explain and discuss the pros and cons; Jonathan volunteered to produce an MVTV film presenting information in CPA without taking a position on the issue.

The CPC returned to its regular agenda. Minutes of Dec. 15 were approved unanimously with one abstention. A review of available funds suggested that up to \$600,000 might be available from a combination of open space, historic resources, and undesignated reserves if the CPC wished to support the town's acquisition of the Maley property.

A set of invoices from Habitat for Humanity for permits and fees for the three Bailey Park properties was reviewed and approved for payment from funds appropriated for the WTAH Trust. After some discussion of the most efficient way for CPC to maintain oversight without undue bureaucratic delay, Jonathan moved that CPC should review invoices and authorize release of funds to the Trust, Susan seconded, and the motion passed, affirming last year's CPC discussions on payment procedure. However, the CPC asked Tony to explore the easiest way to proceed with Bruce Stone, and the present procedure may be modified.

Tony reported that for personal reasons, Susan Wasserman will not be able to coordinate the visioning process in the spring of 2011. The CPC discussed alternatives; Tony will explore ways to encumber for 2012 the administrative funds intended to support the visioning process.

The next meeting, on Jan. 26, will review, amend, and vote on proposed warrant articles for ATM 2011. Tony will distribute drafts before the meeting.

The meeting was adjourned at 6:30.

Respectfully submitted,

Tony Nevin, Admin. Asst.