

Community Preservation Committee

Minutes of Meeting Held on Wednesday, December 11, 2019

7:00pm – Town Hall Auditorium - Selectmen's Hearing Room

Members Present:

Brandon Parker	Peter Breton
Anne Marie Lourens	John Parent
Linda Ghiloni	Robert D'Amelio
George Luoto	Michael Chaves
Joseph Durant	

7:00pm – Public Hearing – Community Preservation Plan draft 2020

Mr. Parent opened the Public Hearing at 7:00pm to discuss updates and changes. Mrs. Ghiloni stated that the only changes made were to update the financials and add project that projects were approved over the last year.

Motion by Mr. D'Amelio to approve the Plan as written, seconded by Mr. Parent and carried...

Vote: 9-0 in Favor

Mr. Parent closed the Public Hearing

Applications for Funding:

1. Hudson Cultural Alliance – Armory Appraisal

Mr. Horvitz, Mr. Desmond, Mr. Goldberg, Mr. Sommers, Mr. Martin - Representatives from the Hudson Cultural Alliance

Mr. Parent requested to read two memos from the Division of Capital Asset Management and Maintenance (DCAMM) with regard to the appraisal process, which states that DCAMM controls the appraisal process, charging the Town for the cost and subject to review by the Inspector General. The memo states "there will be no negotiating the price". This was disputed by Mr. Goldberg (HCA) who said that was only one person's opinion. Discussion followed regarding this appraisal request in light of the fact that the Town would also have to pay for an appraisal done by DCAMM's hired appraisers.

2. Hudson Cultural Alliance – Armory Purchase and Renovation

Since both applications are somewhat tied together the discussions were intermingled.

Mr. Parent stated that the State extended the Town's "right to first refusal" to April 30, 2020. Mr. Horvitz stated that if DCAMM conveyed the building to the Town, they could then lease it to HCA to renovate and rehab. Mr. Durant stated that he did not know how that affects the appraisal since it is based on intended use (Town would pay 25% of fair market value and non-profit 75%). Mr. Martin asked if the Town would request the appraisal, then Town acquires and uses some areas for storage and the first floor renovations could start. Mr. Durant stated that this is not the Board to be speaking with and they should talk with the Selectmen if they have solid commitments for outside funding. Mr. Parent said this is the second group to attempt to save the Armory, the first withdrawing since the funding needed seemed unattainable. Mr. Horvitz stated they are seeking to phase the project and 1st floor estimates are approximately 1.5 million. Mr. Desmond stated HCA has applied for a grant to the Mass. Cultural Council. While a number of CPC members are in favor of preserving the Armory and property along the Assabet River, they are skeptical unless HCA has a plan with fundraising, grants and the States appraisal completed.

Mr. Durant motioned to table both Applications, seconded by Mrs. Lourens and carried...

Vote: 9-0 in Favor

3. Town Clerks Office – Upgrade Archived Historic and Current Documents

Mrs. Wordell unable to attend since she is currently out of state on vacation.

Mr. D'Amelio questioned why this was not a regular budget item. Mrs. Ghiloni stated this was software we helped with a number of years ago that now needs to be upgraded because it is no longer being supported by Microsoft.

Mrs. Ghiloni motioned to approve the \$3,950 from Administrative Funds, seconded by Mr. Durant and carried....

Vote: 4 in Favor

5 Opposed

The Application is denied.

4. Hudson Land Trust – Conservation Restriction Stewardships – Fossile and Old North Road

Mrs. Ghiloni moved to represent the Land Trust

Mr. D'Amelio stated he did not understand why they had to pay for Conservation Restrictions on Land they owned and what was the money being used for. Mrs. Ghiloni indicated that it is a requirement of CPA legislation that all properties purchased using CPA funds needed a CR on them to ensure their preservation for the purpose they were purchased. This money would go towards any litigation with abutters in the future and this cost is for monitoring in perpetuity.

Motion made by Mr. D'Amelio to approve \$18,680 from Administrative Funds, seconded by Mr. Durant and carried....

Vote: 8 in Favor

1 Abstained – Mrs. Ghiloni

5. Recreation/Conservation – Boutwell Drainage Design

Ms. Helinek, Conservation Agent and Mr. Santos, Director of Recreation

Mr. Santos indicated that he has been working with Ms. Helinek in looking at all recreation areas and how they are impacted due to flooding over the past several years. Together they have applied for a grant to address storm water management issues on the field and parking area, assess current conditions and design drainage solutions. Ms. Helinek informed the committee that Hudson is a MVP Community (Municipal Vulnerability Preparedness) and their grant applications pay for 75% of projects with 25% required matching funds. Mr. D'Amelio suggested digging up the floors of the dugouts and raising them to alleviate flooding. He also asked who would pay for the design to be put into place. Ms. Helinek indicated that there is also grant funding for that with the same percentages. Mr. Santos indicated that Hudson Youth Baseball would also be involved.

Mrs. Ghiloni motioned to approve \$7,000 from undesignated fund balance, seconded by Mr. Luoto and carried....

Vote: 7 in Favor

2 Opposed

6. Community Development – Historic Survey and Inventory

Mr. Hunter, Director of Planning and Community Development

This survey and inventory would add to the project that was recently completed adding 65 properties considered to be historically significant, bringing Hudson's total to approximately 250. Two added features included the cross on Popes Hill and the little church on Causeway Street. This request is for a matching funds (50/50) grant to continue to survey and inventory using Mass Historical Commission standards and methodology.

Mr. D'Amelio motioned to approve \$10,000 from historic preservation fund balance, seconded by Mrs. Lourens and carried....

Vote: 9-0 in Favor

7. Community Development – Historic Markers and Plaques

Mr. Hunter, Director of Planning and Community Development

Mr. Hunter indicated that the Historic Markers and House Plaques will bring attention to the architecturally significant houses, property and neighborhoods, in keeping with the Mass Historical Commissions mandate to identify older homes and structures within a community. The wooden plaques cost approximately \$85 each and will be placed on 45+- designated properties, with permission from the owners.

Mrs. Ghiloni motioned to approve \$4,000 from historic preservation fund balance, seconded by Mr. D'Amelio and carried....

Vote: 9-0 in Favor

Financial Information

Committee member's packages contained information from the Town Account on balances in each account to make decisions on funding projects.

CPC Community Housing Reserve Transfer to Hudson Municipal Affordable Housing Trust –
Article for May 2020 Town Meeting - \$60,623.50, from affordable housing fund balance.

Housekeeping Article for May 2020 Town Meeting

CPC Purposes - \$394,052.75; Affordable Housing - \$60,623.50; Open Space - \$60,623.50; Historic Preservation - \$60,623.50 and Administrative - \$30,311.75.

Board to Re-organize for 2020 calendar year

Mr. D'Amelio motion to reappoint Mr. Parent as Chairman and Mrs. Ghiloni as Vice Chair, seconded by Mr. Durant and carried....

Vote: 9-0 in Favor

Minutes to be approved:

Mr. Durant motioned to adopt the minutes of the June 26, 2019 meeting, seconded by Mr. Parent and carried....

Vote: 7 in Favor

2 Abstained (Mr. D'Amelio and Mr. Chaves)

M: Mrs. Ghiloni

S: Mr. D'Amelio

V: 7-0 in Favor (through roll call vote) – July 29, 2020