

## **COMMUNITY PRESERVATION COMMITTEE**

**October 4, 2022**

### MINUTES

**Members Present:** Christopher Feeley, David McNeill, Lisa Oxford, Wayne Simarrian (absent), Rick Power, Phyllis Messere-Malcom, Jeffrey Livingston, Monique Doyle, Michael Giardino

**Town staff also in attendance:** Town Administrator Jamie Hellen, Assistant to the town Administrator Alicia Alleyne, Town Council member Melanie Hamblin

**Chairman Christopher Feeley called the meeting to order at 7:00 PM**

#### **1. Approval of Minutes**

The minutes for the June 7, 2022, were approved.

#### **2. Continuing CPC Business**

Mr. Feeley: The CPC will discuss the purchase of 215 Prospect Street which was under Chapter 61.

Mr. Hellen: The town and the CPC have the opportunity to purchase 113 acres known as the Schmidt Farm. Deference is given to the town under Chapter 61, 61A, and 61B. Currently, only 1,200 acres in Franklin are still under Chapter 61.

The town exercised its Right of First Refusal. The Schmidt family changed the 113 acres from agricultural to residential. The change of use and property appraisal went through a statutory process. The residential land with 18 buildable lots was appraised for \$3.8 million.

The parcel is relatively "landlocked" and there will be a need for easements. The seller will remove debris from the property. In addition, the seller will retain 2.16 acres which includes a home and will continue to maintain that said property.

Possibly, a dedicated part-time caretaker will oversee the property within the Environmental Affairs Division of the DPW. There is potential for a community garden, pollinator pastures, and hiking trails.

Mr. Livingston: Questioned if there is any historic significance in the barn which is part of the property.

Mr. Hellen: The barn is unique in character and the structure is good.

Mr. Hellen: The \$3.8 million will not impact the town budget. The payment over 20 years will be approximately \$361,000 will be repaid with CPC funds. The CPC monies for both the Maple Hill purchase and the Schmidt parcel will be about \$600,000 a year. No money from the Open Space Stabilization Fund will be used.

Mr. Giardino: Then about 40% of the CPC monies are allocated annually.

Ms. Oxford: Yes, 40% for Maple Hill and the Schmidt parcel.

Mr. Power: Questioned how the Schmidt Farm will be used.

Mr. Hellen: The Master Plan, when completed, will be a guideline. Some possibilities include walking trails and agricultural use.

Mr. Rettman (zoom): A perennial stream bisects the Schmidt parcel and building is prohibited within 50 feet of that stream.

Ms. Gorboski (zoom) 9 Prospect Street, owner of Grateful Farm: the Schmidt parcel has great possibilities for community farms and is worth the money.

Mr. Pantano: (zoom) 10 Prospect Street: The decision to purchase is a good follow-up for the CPA. It's a great parcel of land that has many possible uses and will bring back character to the town. The voters for CPA were concerned about land and that's why the resolution was successful.

Ms. Gallagher (zoom) 2 Cohasset Way and member of the Conservation Committee: Approved of the presentation and urged for the preservation of agricultural land.

Ms. Douglas: (zoom) Prospect Street: It's important to preserve farm and agricultural land.

Linda Noel (zoom) Lincoln Street farmer and member of the Agricultural Committee: Supported the acquisition of the land and advocated for farm to agricultural programs for schools.

Mr. Hellen: Referencing Ms. Gorboski's comments stated that the plans to the parcel should have a proper planning process and that nothing is predetermined for its final uses.

Ms. Oxford: The CPC is realizing the visions that the voters had when they approved the CPA.

Mr. McNeill made a motion that the CPC approve the purchase to the Schmidt Farm for \$3.8 million.

Ms. Messere-Malcolm seconded the motion.

The CPC (8 members) voted unanimously to acquire the land for \$3.8 million.

Mr. McNeill made a motion to appropriate \$50,000 for the Red Brick Schoolhouse.

Ms. Oxford seconded the motion.

The CPC voted unanimously to allocate the \$50,000. The work will be completed by spring 2023.

Mr. Hellen: The cost to repair the Nason Street Tot Lot is too high. The lot will be cleared in the spring. The repair will be reconsidered in the spring.

The Historical Museum cupola will be considered in the spring of 2023.

A public hearing, the date of which is yet to be determined, will be held to discuss improvements to King Street Memorial Park. Discussion will include new courts and a refreshment stand.

The Townwide Open Space and Recreational Plan might need CPC assistance.

An update to the State Matching Fund allocates approximately \$440,125 to the CPC monies.

Respectfully submitted,

Monique Doyle, Clerk, Franklin MA, Community Preservation Committee