

COMMUNITY PRESERVATION COMMITTEE

June 17, 2021

7:00 PM

MINUTES

Members Present: Christopher Feeley, David McNeill, Monique Doyle, Lisa Oxford, Michael Giardino, Joseph Haligan, Wayne Simarrian, Jeffrey Livingstone, Phyllis Messere-Malcom

Town staff also in attendance: Town Administrator Jamie Hellen, Assistant to the Town Administrator Chrissy Whelton

Other Attendees: Melanie Hamblen

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

1. Approval of Minutes:

Mr. McNeill made a motion to approve the Minutes from the June 17, 2021, CPC meeting. The motion was seconded by Ms. Doyle. Approval was unanimous.

2. Historical Tours:

Mr. Hellen gave several examples for historical renovations: painting the Museum and its cupolas, the Oliver Pond Home, and the Brick School. The Committee has already been given the LLB study document for the South Franklin Congregational Meeting House.

Ms. Oxford: the Committee should visit the actual sites and Mr. Livingstone and Mr. Haligan. agreed. The visits will take place in September and a sign-up sheet will be made available.

Ms. Malcom: Mary Ollsen would probably attend and provide a power point as an overview for the Committee. Mr. Hellen indicated that he could reach out to Ms. Ollsen.

3. Maple Hill

Mr. Feeley read from the Agenda: "Chapter 61A, Town's Right of First Refusal to Purchase Approx. 70 Acres of Land off Maple Street approved as "Maple Hill" Definitive Residential Subdivision."

Mr. Hellen: the Finance Committee moved the vote forward to the CPC. The Town Council cannot buy the Maple Hill land without CPC approval. The cost for the land is \$4,590,000 and the land is now 61B.

The end of Kimberlee Lane has four acres that cannot be designated 61a as it does not meet the five acre requirement, so that land is not part of the proposal. The proposed access for the acreage is from Bridle Path or Madison.

Mr. Hellen: the Town is hoping to create a Franklin Greenway over the next 20 years with bike paths and sidewalks. The Master Plan calls for open space and there are a few agricultural parcels left. No calculations have been made of the ongoing cost to the acreage.

Mr.Hellen: there are three choices that could be made about the Maple Hill acreage:

1. The Right of First Refusal using "seed money" from the 2017 sale of the Pond Street Sewer Beds (\$1,559,900) and CPA monies, \$212,000 for 20 years as no cash would be forthcoming from the Stabilization Fund

2. A Debt Exclusion

3. No First Refusal

Mr. Hellen: a debt exclusion would be confusing with early voting and mail-in ballots. Since the Franklin voters already voted for the CPA, the securing of CPA monies for Maple Hill would show them that the increase in their tax bill is already investing in a good opportunity. The Town Council and the Finance Committee also unanimously approved of the purchase.

Mr. Tony Padula: agreed with the purchase and told the CPC committee that the Planning Board had to approve the subdivision plan for Maple Hill

Mr. Feeley: a motion must be made on the Item choice for discussion. Mr. McNeill made the motion for Item #one. Mr. Livingstone seconded it.

Mr. Giordano: if the Town collects between \$1.3 million and \$1.7 million, the CPA revenues could contribute \$200,000/year.

Mr. Hellen: the local tax contribution to the CPA would be approximately \$1.379 million. That amount does not reflect the state contribution. The CPA monies would be meeting the minimum commitment to the CPA requirement towards Open Space and Recreation which must be met each year.

Mr. Simarrian: money from the CPA would be better than a debt exclusion.

Mr. Haligan: where would the money would come from as the CPA monies would not have been collected? If there is not enough money, would the Town have to borrow?

Mr. Feeley: that decision would be made by the Town.

Mr. Hellen: the Town would bond the monies: \$3.3 million towards the purchase and \$1.5. million for interest.

Mr. Hellen: the Engineering Department and the DPW would be in charge and engineers are already planning parking. They would decide the size of the parking lot and if the road would have to be redone. A longer management plan would be put in place.

Mr. Haligan: how long it would be before residents could access the property?

Mr. Hellen: there is a 90 day turnaround time, probably in the fall, but the landowners have generously allowed residents to access the property.

Mr. Hellen: because of the permitting process and as the property was in 61b, the Town could not talk with the landowners during the discussions with a third party.

Mr. Haligan: referenced the original site plan and asked why all areas were not included.

Mr. Hellen: the additional acreage is not part of the subdivision.

Mr. Feeley called for roll call vote to accept Item #one. The vote was unanimous to purchase the Maple Hill property for \$4.590 million.

A motion was made by Mr. Feeley to adjourn the meeting a 5:50 PM and was seconded by Ms. Doyle. The meeting adjourned at 5:50 PM.

Respectfully submitted,

Monique Doyle

CPC Clerk, Franklin, MA