



**Community Preservation Committee Meeting
Agenda & Meeting Packet**

February 7, 2023

7:00 PM

Meeting will be held at the **Municipal Building**
2nd Floor, Council Chambers
355 East Central Street

A NOTE TO RESIDENTS: All citizens are now welcome to attend public board and committee meetings in person. Additionally, in an effort to maximize citizen engagement opportunities, citizens will be able to continue to participate remotely via phone OR Zoom. The meetings will also be [live-streamed by Franklin TV](#) and shown on Comcast Channel 11 and Verizon Channel 29.

- **Link to access meeting:** February 7, 2023 CPC Meeting [HERE](#) -- Then click "Open Zoom"
 - Or copy and paste this URL into your browser: <https://us02web.zoom.us/j/89745647909>
 - **Call-In Phone Number:** Call 1-929-205-6099 and enter Meeting ID # 897 4564 7909 --Then press #
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Agenda:

1. Approval of Minutes: December 6, 2022
2. Approval of Executive Session Minutes: December 6, 2022
3. 2023 Annual Public Hearing
 - a. Anyone may suggest a Community Preservation Act project.
 - b. To file a suggestion, idea or proposal, please visit our [online permitting system](#), or attend in person and make a suggestion.
 - c. All ideas are welcome via online, in person or a simple email to the Town Administrator at jhellen@franklinma.gov
4. CPA Budget financial review
5. Adjourn

COMMUNITY PRESERVATION COMMITTEE

December 6, 2022

MINUTES

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

Town staff also in attendance: Town Administrator Jamie Hellen, Assistant to the town Administrator Alicia Alleyne

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

1. Approval of Minutes

The minutes for the October 4, 2022, were approved by roll call (7-0-2) as amended to correct spelling error.

2. Continuing CPC Business

A motion was made and seconded to accept the minutes for the December 6, 2022 meeting.

Jamie Hellen, Town Administrator, provided updates on project work underway:

Red Brick School – The exterior renovation continues. The doors and windows are backordered. Before CPA, funding was a struggle to update the school, a town jewel. Visual progress is proof that the CPC is fulfilling its goal for historical renovation.

Mr. Livingstone: Noted that the cleaning of the exterior brick is very dramatic.

Mr. Hellen: The brick has been returned to its authentic color and a sealant will be applied.

Mr. Hellen: An update to the Schmitt Farm purchase is the borrowing interest rate will be 3.44%. The low rate is because of the town's Triple A bond rating.

Nason Street Tot Lot – Prep work is being done on the site in preparation of a spring 2023 renovation. The DPW has trimmed trees and cleared some of the lot.

King Street Memorial Field – A neighborhood hearing was held. An estimate and draft depiction of the field layout and work has been proposed (Ray Denetz Landscape Architectur, Inc. – Estimate of Probable Cost Master Plan). The work on the field will be done in phases, 2023-2024, and finances will depend on several factors. Additional public meetings will be held. The timeline and funding will be announced at a later date. The paved path will be redone and improved with interconnecting paths to

different areas of the Park except for the western side. Pickleball courts will be added along with lighting for the soccer fields, additions to the community gardens, a concession stand and playgrounds.

Mr. Hellen: An updated rendering will be done.

Ali (zoom): Questioned if community gardens would be more accessible.

Mr. Steve Sherlock (audience): Stone dust was put down and mulch was added after the first four beds which would make it difficult for wheelchairs.

Mr. Hellen: Questioned if accessible beds are reserved.

Mr. Sherlock: Not sure.

Mr. Feeley: The issues will be addressed.

Financial Update

The state reimbursement (CPA Trust Fund Distribution Spreadsheet) is \$421,000 which is approximately 35 cents to every dollar collected. There is \$1.77 million remaining in the fund which includes the state match. The Budgeted Reserve (CPA Account Balances) does not show allocations.

Mr. Feeley: Questioned if an additional payment was coming from the state fund and Mr. Hellen said that he would look into it.

Adjournment

A roll call vote was made (7-0-2) to go into Executive Session at 7:23 and not return to open session.

Respectfully submitted,

Monique Doyle

Clerk, Franklin, MA, Community Preservation Committee

COMMUNITY PRESERVATION COMMITTEE

December 6, 2022

MINUTES – EXECUTIVE SESSION

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

Town staff also in attendance: Town Administrator Jamie Hellen, Assistant to the town Administrator Alicia Alleyne

At 7:24 the public meeting adjourned. Ms.Oxford made a motion that the Committee go into executive session. The motion was seconded by Ms. Messere-Malcom.

No roll call was taken.

Mr. Hellen informed the Committee that after the Schmitt Farm purchase that Mr. Feeley was contacted by the owner of Parcel 34 which consists of 17 acres and abuts Schmitt Farm. The owner of Parcel 34 offered the land to the town for \$250,000.

In addition, Mr. Hellen told the CPC that Lot 33, which is landlocked and abuts Schmitt Farm might also be purchased. Mr. Hellen will reach out to the owner of Lot 33.

Mr. Hellen asked for approval from the CPC for the purchase of Parcel 34. Ms. Oxford made a motion to recommend that \$250,000 be taken from the unrestricted budget. Ms. Messere-Malcom seconded the motion. The vote to purchase the land was unanimous.

The Town Council would be able to then purchase Parcel 34 on December 14, 2022.

The Executive Session adjourned at 7:56.

Respectfully submitted,

Monique Doyle, Clerk, Franklin, MA, CPC