



TOWN OF TEWKSBURY

Community Preservation Committee

Meeting Minutes January 14, 2016

The meeting was called to order by Nancy Reed, Chair, at 7:15 p.m. at the Tewksbury Town Hall. In attendance were Richard Montuori, Jim Wentworth, Steve Deackoff, Thomas Churchill, and John Deputat. Also present was Steve Sadwick, Director of Community Development, and Melissa Johnson, Recording Secretary.

Christina Nawn was not in attendance.

Ms. Reed congratulated Mr. Montuori on the renewal of his contract with the Town as well as for the positive review in the newspaper and thanked him for his service.

1) **Approval of Meeting Minutes – November 19, 2015**

MOTION: Mr. Deputat made the motion to approve the November 19, 2015 meeting minutes; seconded by Mr. Wentworth and the motion carried 6-0.

2) **Follow up Discussion on Long Pond Remediation: May Town Meeting 2016 for Open Space Preservation Use – Draft Long Pond Report**

Ms. Reed noted that a proposal for Long Pond was presented at the previous meeting and the handout has been provided to the members. Ms. Reed explained that this is the first steps in the process. The next steps will be determined once it is known what affect the chemicals will have.

3) **Proposals for May 2016 Town Meeting:**

- **For Open Space Use:**
 - a) **Long Pond Water Quality Improvements - \$35,000**
 - b) **Bay Circuit Wetland Boardwalks - \$12,000**
 - c) **FY2017 Livingston Fence - \$100,000**

Mr. Montuori noted that he would have no problems with delaying the Livingston Fence project until the fall due to funding. Mr. Montuori explained that the most needed items and safety concerns can be addressed with the funds that have already been received and, if additional funds are needed, another request can be submitted to the Committee.

d) FY2017 Wamesit Park Additional - \$40,000

Ms. Reed noted that she inadvertently had the amount at \$35,000. The correct amount is \$40,000.

Ms. Reed noted that there is approximately \$85,707 in the Open Space and explained that even if the Livingston fence project was postponed, funds would still be approximately \$2,000 short. It was agreed to reduce the funds for Wamesit Park to \$38,000.

MOTION: Mr. Montuori made the motion to approve the proposals for Long Pond Water Quality Improvements for \$35,000, Bay Circuit Wetland Boardwalks for \$12,000, and Wamesit Park for \$38,000; seconded by Mr. Wentworth and the motion carried 6-0.

- **For Historic Preservation Use:**

- a) Pike House Relocation - \$175,000**

Present was James Andella.

Ms. Reed explained that she had requested the available fund amounts from the Finance Director and there is approximately \$85,707 in Open Space, \$182,000 in Housing, and there are no funds in the Reserve or Historic Reserve as the funds have been going directly to the bond. As a result, an article cannot be brought forward for the May town meeting as there are no available funds. Mr. Andella explained that he would like to find a way to work with the Committee on this and noted that he would also be adding private funding to the project. Mr. Andella explained that he has arranged for a moving company and can provide a video of the company moving another home. The building would be moved in one day and the clearance is sufficient. Mr. Andella noted that the home is approximately 18 feet from the soffit to the ground and that he would work with the police and fire department as well. Discussion took place on exactly which portions of the building would be moved.

Mr. Deackoff asked who will own the home and Mr. Andella explained that he would be the owner and noted that the home is approximately 300 years old and is worth saving in his opinion. It was noted that the 9 month demo delay is in place until August, 2016.

Mr. Andella explained that he is also requesting the land be rezoned to Community Village Overlay District. Mr. Deackoff asked if the home would be used as a private residence and Mr. Andella explained that it would be mixed use, possibly retail or office space.

Mr. Wentworth discussed the history of the Hardy Pike house and questioned how much of the home actually remains historic given the amount of changes that have been made to the structure. Mr. Andella noted that this is the 3rd oldest structure in Tewksbury and used the comparison of an antique vehicle that has been restored.

Ms. Reed explained that the estimate submitted with the application is from 2012 and contains caveats as to what it does and does not include. Ms. Reed noted that the estimate and application are vague.

Mr. Deackoff asked if a historic restriction would be put in place and Mr. Andella noted that he would not be opposed to this.

Mr. Montuori asked what happens if the zoning does not pass and Mr. Andella explained that if the zoning does not pass, he will not take the home as it would not be allowed in that area as it is currently a commercial building. It was noted that the rezoning was brought to town meeting two times in the past and was defeated both times.

Ms. Reed expressed concerns with this type of zoning in this area and asked what else would be put at this site. Mr. Andella explained that his plan would be for some type of housing and noted that this would be known prior to town meeting. Mr. Andella explained that the other zones are more restrictive and discussed previous homes he has moved.

Mr. Wentworth asked why the \$175,000 should not come from private funds and Mr. Andella explained that he is trying to save the integrity of the town.

Mr. Deackoff discussed the historic preservation restriction that was done on the Marshall House and suggested this be done for the Pike House as well.

Mr. Montuori noted that the home is not listed on the historic register and suggested it be made clear that Mr. Andella will not be taking the Pike House if the zoning is not passed. Mr. Montuori asked if the home will still be moved if the funds from the town are not received. Mr. Andella discussed the expenses associated with moving the home and noted that the funds being requested are not even half of the total cost to move the home.

Mr. Andella asked if it is possible to come back in the fall to request the funds. Mr. Montuori explained that the projects to be funded at that time are not yet known and noted that by that time the home would have already had to have been moved.

MOTION: Mr. Churchill made the motion to review this matter again after town meeting; seconded by Mr. Wentworth and the motion carried 6-0.

5) **CPA FY2017 Budget Article**

Ms. Reed noted that the draft article has been provided to all of the members.

MOTION: Mr. Montuori made the motion to approve the FY17 CPA budget article as presented; seconded by Mr. Deputat and the motion carried 6-0.

6) **Brief Update on CPA Projects, as needed:**

- **Livingston Cemetery Fence/Recreation land transfer from the State**

Mr. Montuori explained that a meeting with the State took place. The State is preparing a maintenance plan for the cemetery that the town needs to approve as well as an A&R plan (Approval not required under Subdivision Control) for the parcel. There is also some discussion on the State wanting to keep 10 acres of the land. Mr. Sadwick noted that the town is also being requested to install a crash gate. Discussion took place on the 10 acres of land the State would like to retain.

- **Planning Board Affordable Housing**
- **Ella Fleming School Historic Rehab**
- **Tewksbury Rail Trail Study**
- **School Playgrounds Rehab**
- **Wamesit Indian Park Rehab. and Muster Park rehab**
- **Update on Open Space and Rec. Plan RFP/next steps**
- **Strong Field, Baseball Field at High School, Pleasant Street, Rehab of Recreation Use**
- **Livingston Street, replace fencing, Rehab of Recreation Use**

7) **New Business/Old Business**

Discussion took place on the Open Space & Recreation Committee that is being created.

Discussion took place on Sycamore Hall; which is currently up for sale. Mr. Montuori explained that while the funds may not be available, he feels the town should consider doing something. Ms. Reed noted that she feels it would be very beneficial for the town to purchase this building given its location to town hall, etc.

MOTION: Mr. Montuori made the motion to appropriate up to 10,000 for an appraisal of Sycamore Hall; seconded by Mr. Wentworth and the motion carried 6-0.

8) **Next Meeting**

The next meeting will be held at the discretion of the chair.

Adjourn.

MOTION: Mr. Churchill made the motion to adjourn; seconded by Mr. Wentworth and the motion carried 6-0.

Approved: July 20, 2016

No documents were submitted for this meeting