

Town of Chelmsford
Community Preservation Committee
50 Billerica Rd. Chelmsford, Ma 01824

Meeting MINUTES
February 16, 2022
Approved August 17, 2022

Committee Members Present: Linda Prescott, Judy Carven, Evan Belansky, Gary Persichetti, Connie Donahue, Karl Bischoff, Robert Morse, Ken Lefebvre, Deirdre Connolly(6:42PM)

Committee Members not Present:

Others Present: Town Manager Paul Cohen, Parks Coordinator Steve Callaghan

Documents referenced in these minutes are available at the Community Development Office, 50 Billerica Rd., Chelmsford Town Offices. This meeting was hand recorded by the Recording Secretary, and recorded via Zoom.

1. Welcome

The Meeting was called to order at 6:31PM by Chairman Prescott.

2. Public Comment

No one came forward at this time.

3. New applications for funding

a. Center School Playground

Parks Coordinator Steve Callaghan explained that the existing playground is located in the 50 foot wetlands protection buffer, therefore the new playground will be moved closer to the school, near where the basketball courts are.

The School Department is contributing \$138,000.00 toward this project. The Center School PTO has also raised \$50,000.00.

The request before the Committee is to provide funding to repair erosion and bring in loam, at an estimated cost of \$82,000.00.

The existing playground was built in 1998. The new playground will have an ADA component for the swing set.

Work is expected to be done in July, the playground equipment has been ordered. There will be a hearing with the Conservation Commission to obtain approval for the restoration, as the work is in a buffer zone.

Motion: by Ms. Carven to support and recommend to Town Meeting the appropriation of \$82,000.00 for ground restoration at the Center Elementary School, to be funded from the General Reserve Account, as presented. Seconded by Ms. Donahue. **Motion carries, unanimous, 8-0.**

b. Approval for Warren Pohl Property restrictions

Mr. Morse recused himself from this vote, as he is a member of the Chelmsford Land Conservation Trust.

Chair Prescott explained that the original funding request did not include funding for legal expenses. Mr. Morse provided copies of all the bills received to date, which total \$3,112.50.. Additional bills are anticipated.

The Conservation Restriction will be held by the Chelmsford Land Conservation Trust.

Mr. Bischoff clarified that legal fees related to the sale were included in the original funding request, but the leftover funds were rescinded prior to the Restriction being submitted.

Dr. Connelly arrived at this time, 6:42PM

Town Manager Paul Cohen advised that Town Meeting will address easement issues on this parcel at Spring Annual Town Meeting in April, 2022. The Select Board would like all the outstanding issues involving this parcel resolved at Spring Town Meeting, as the parcel was purchased two years ago.

Mr. Bischoff reported that the baseline documentation report is being started in March, 2022. Work to construct the parking lot is hoped to be started soon.

Mr. Morse reported that the Land Trust has already paid the bills, and is requesting to be reimbursed.

Motion: by Ms. Carven to approve and pay \$3,112.00 for legal fees to the Chelmsford Land Conservation Trust, in relation to the Conservation Restriction for the Warren-Pohl Reservation, from the Administrative Account, as presented. Seconded by Mr. Lefebvre. **Motion carries, unanimous, 8-0.**

c. Affordable Housing for U Mass Project

This item was requested for discussion, as clarification is needed to determine how much funding is coming from this Committee, in preparation for Town Meeting. A letter submitted by the Chelmsford Housing Authority (CHA) confirmed they are not looking for any additional funds than was previously requested, in total.

Town Manager Cohen explained that the total request from the CHA was for the amount of \$1,235,000.00. The Town's Affordable Housing Account will be funding \$635,000.00 of the request. The Committee had previously supported the appropriation of \$555,000.00, and an additional \$45,000.00 is

needed to complete the request. There are no additional available funds in the Town's Affordable Housing Account.

Motion: by Dr. Connelly to support and recommend to Town Meeting the modified appropriation of \$600,000.00 from \$555,000.00 for the Affordable Housing component of the UMass West Housing Development Project, as presented. Seconded by Ms. Carven. **Motion carries, unanimous, 9-0.**

4. Vote to approve Coalition dues

This item was approved at the previous meeting January.

4. Minute approval, January 19, 2022

A correction to the spelling of Vinal square on page 2 will be completed. Chair Prescott provided background on how Varney Playground came to be.

Motion: by Mr. Morse to approve the Meeting Minutes of January 19, 2022 as amended. Seconded by Dr. Connelly. Mr. Lefebvre abstained, all others in favor. **Motion carries, 8-1-0.**

5. New Business

No additional requests are anticipated for Spring Town Meeting at this time. The next meeting will probably be in July, 2022.

6. Adjourn

Motion: by Dr. Connelly to adjourn the meeting at 6:55PM. **Motion carries, unanimous, 9-0.**

Respectfully Submitted,

Vivian W. Merrill
Recording Secretary

Supporting Documents:

- Applications for funding requests
- Draft Minutes