

Community Preservation Committee
February 2, 2022

Present: Rena Richard, Chair – Upton Housing Authority
Paul Carey, Vice-Chair – Planning Board
Mike Penko - Open Space Committee
Chris Scott – Conservation Commission
Richard Desjardins – Selectmen’s Appointee
Richard Gazoorian – Recreation Commission

Meeting called to order at 7:30 p.m.

1. Prior meeting minutes reviewed and approved unanimously.
2. Financials reviewed.

Discussion regarding moving funds out of accounts for completed projects.

Moved to transfer funds from Robertson conservation restriction acquisition and Peppercorn conservation restriction acquisition to the undesignated fund. Approved unanimously.

3. Moved to pay Community Preservation Coalition dues from the administrative account. Approved unanimously.
4. Discussion regarding proposal for bridge construction on Robertson property. The proponents may come back with an alternative proposal. No action at this time.
5. Discussion regarding Henderson property at Mechanic Street and Fowler Street. There is a proposed sale of 94 acres. Town has a right of first refusal. Purchase price is \$900,000.

There is a placeholder article for the May Town Meeting. Mike Penko discussed the property. Chris Scott stated that the developer initially proposed a larger apartment complex. The current 40B proposal is for a +200 unit 40B project.

Mr. Carey questioned whether the proposed project could be built as proposed.

Katherine Robertson stated that the ZBA would have responsibility for much of the project. She stated that the initial approach by the developer was a larger “friendly” 40B project which the Board of Selectmen turned down.

Ms. Scott stated that Sudbury Valley Trustees may be interested in helping to acquire the property.

The Committee will discuss further at the March meeting.

Katherine Robertson read a statement in support of the Town acquiring the property.

6. Discussion regarding CPC warrant articles.

Articles were submitted to approve moving 10% of revenue to each reserve account and \$15,000 to the administrative account.

In addition, an article was submitted to pay the Town Hall bond payments. Moved and approved unanimously to support.

Meeting adjourned at 8:22 p.m.