

Community Preservation Committee
April 27, 2022

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

Meeting called to order at 7:31 p.m.

1. Introduction of new member Brittany Besler.
2. Moved to open public hearing on request for funding to acquire land off Mechanic and Fowler Street. Approved unanimously by roll call vote.
3. Presentation by Bill Taylor, member of Open Space Commission. Town has a right of first refusal to buy property.

Need \$943,000 to purchase - \$900,000 for the land and \$43,000 for costs. \$200,000 to be raised by donations, including \$50,000 from Sudbury Valley Trustees.

Request to CPA - \$743,000.

May seek grants.

Sudbury Valley Trustee shall hold conservation restriction.

Discussion of how the project fits within the CPA criteria for eligibility.

Presentation of project budget and key dates for project.

Hunting will be permitted on property.

Mr. Carey asked about cutting out frontage lots. Mr. Taylor stated that there was not enough time to explore that.

Mr. Carey asked about parking. There is existing parking at Stefans Farm (abutting) and there may be on-site parking proposed in the future.

Discussion regarding possible land grant. That would be used to reimburse the Town for monies expended.

Discussion as to what CPA accounts would be used. Approximately \$353,000 is in Open Space account with close to \$90,000 to be moved into that account at Town Meeting.

Abutting neighbor spoke about the natural beauty and value of the land as open space.

Kathleen Robertson spoke on behalf of a citizens group – Upton’s Future – supporting the project. 225 people have signed up for their email list. \$116,000 has been raised from more than 75 people.

Linda Gay stated that +400 lawn signs supporting the project are on display in town.

Question from Paul Flaherty as to assessed value. Mr. Taylor stated it was approximately \$1 million and effectively \$200,000 for tax purposes. There will be no tax rollback.

Moved to close public hearing approved unanimously.

Motion made to recommend approval of funding the project in the amount of \$743,000, with funds to come from Open Space account to the extent available, and the balance from the Undesignated account.

Approved unanimously by roll call vote.

4. Motion to approve April 6 minutes approved unanimously by roll call vote.

5. The Committee thanked Rena Richard for 18 years of service as member and chair as this her last meeting of the CPC.

6. Next meeting is June 1.

Meeting adjourned 8:15 p.m.