CPC Meeting Minutes

Monday, January 13, 2020

Library Conference Room

ATTENDEES: Suzanne Brennen, Ann Burbine, Skyler Chick, Tammy Durante, Dan Fennelly, Penny Scott Pipes, Doug Smith, Meg Stillman

Additional Attendees: Cynde Robbins, Rick Cunio

Acceptance of agenda – The agenda was accepted by unanimous vote

Acceptance/Vote prior meeting(s) minutes – A MOTION was made by Ms. Brennen to accept the November 4, 2019 minutes as written; seconded by Ms. Burbine; all in favor

Mr. Fennelly introduced Meg Stillman who said she is looking forward to getting back into Town politics and serving on this Board.

Update on sale of Maxwell Trust Property - Cynde Robbins

Ms. Robbins gave the Board the following email update dated 1.31.19 from Attorney Richardson:

*The purpose of this e-mail is to provide  a status report with regard the Vinal Pasture property in advance of your meeting with  the Community Preservation Committee this evening. As a starting point I attach a copy of my October 7, 2019 letter together with REBA title standard 14. As explain at that time all of the title concerns and issues raided either by the Town or by Eric Greene in his 357 page tittle report had been addressed; however, CATIC, the title insurance company with whom I am dealing still wanted an affidavit in compliance with Title Standard 14 adopted by the Real Estate Bar of Massachusetts. In essence the title Company needs to insure that for each signature of an heir in a chain of title there has to be verification that the decedent form who the signatory inherited did not have a probate in Massachusetts or some other jurisdiction that would have devise that particular interest to some other individual or entity other than the signatory heir. I have begun examining the interest of each signatory to either a Norfolk County or Plymouth County deed beginning with the Probate of E.E. Bates in 1928. To date I have found that with regard to those individuals that have sign as a beneficiary such individual’s signature is consistent with the interest passing by will and with respect to each signatory purporting to be an heir by intestacy, I have found no probate of record of the individual from whom the signatory inherited that would crated an inconsistency with the inherited interest conveyed. I will still need about two weeks to finish and to determine whether any additional death certificates will need to be recorded.*

*Richard A. Henderson*

*Ohrenberger, De lisi & Harris, LLP*

**Review/Discussion/Vote New Applications 2021:**

Mordecai Lincoln Property – Penny Scott Pipes

Ms. Scott Pipes said that she and Doug Smith, Karen Connolly and Steve Litchfield met to discuss the ownership issue regarding the purchase.

Mr. Smith said he met with the Historical Society last week and they are very supportive of this project but are uncomfortable taking on another property to manage. There are a lot of properties owned by the Town that are managed by the Historical Society, in addition to the homes the Society owns.

Mr. Smith noted that the Mordecai Lincoln property has three homes and two could have caretakers; the rental fees should cover property management costs. He said there could be an agreement between the Historical Society and the Historic Commission to share responsibility.

Mr. Fennelly cautioned that questions may come up regarding who will manage the property, who pays for what, and the intention of recreation, conservation and historic groups.

The Board agreed that there may be many ways to use the property but the opportunity now is to purchase it. The next step is to get the appraisal back, which should be returned by February 15th.

Union Mission Chapel – Donna Cunio

Rick Cunio gave the Board a letter from Healthy Air Solutions highlighting the issues resulting from deterioration and a recommendation to replace the failing system. The Board suggested updating the application to $25,000 and providing more photos.

Mr. Smith noted a lawsuit in the Town of Acton that ruled against funding for churches. Mr. Fennelly suggested that they research other towns that may have done historic restoration on a church or chapel. Mr. Smith suggested contacting the CPA coalition.

**Discussion – Items for Rescission**

Mr. Fennelly handed out a list of open projects with encumbrances or funding balances. He will reach out to applicants to let them know they are on the list.

Mr. Smith asked that the Tercentenary Markers be left open because they are still working on them. Ms. Burbine will ask Karen Joseph if the Scenic Road Signs project is complete.

Mr. Fennelly said that they can discuss whether or not to pay down the $1M loan for the Athletic Fields project at the February meeting.

**New/Old Business**

Mr. Fennelly handed out a spreadsheet showing financial updates of open projects. Some of the projects will have funds rescinded. He noted that $5M has been spent on the Athletic Fields project and the Dog Park project is complete and receives many compliments.

Ms. Scott Pipes said they have begun paving the parking areas.

There was an additional discussion on the Sunset Road land purchase,

Meeting was adjourned at 7:50 pm.

*Submitted by*

*Mary Sprague*