CPC Meeting Minutes

Monday, August 10, 2020

VIRTUAL MEETING

ATTENDEES: Ann Burbine, Skyler Chick, Michael Connors, Dan Fennelly, Penny Scott Pipes, Doug Smith, Meg Stillman *(Absent: Suzanne Brennan, Tammy Durante)*

Additional Attendees: Laurie Ball, Craig Dias

Meeting was opened at 7:00 pm

Acceptance of agenda – The agenda was accepted by unanimous vote

Acceptance of July 13, 2020 minutes – The minutes were approved by unanimous vote.

**DISCUSSIONS:**

Country Way Stone Wall Application – Mr. Fennelly researched CPC stonewall projects and found about two hundred historic stonewall projects, so they would not be setting a precedent. He looked at the wall and it is in disrepair. It runs from Whittier Drive to 506 Country Way and ends on Town property. Because the Town has designated Country Way as a historic road and Mr. Fennelly thinks the applicant will have to go to almost every department on the flow chart.

There are four properties that the wall is on: three private and one Town owned. Mr. Fennelly said they need more proof that the wall and gate is on Lawson property. There needs to be a deed search to make sure it was owned by Mr. Lawson. He added that Sean McCarthy, Town Engineer, is researching the official right of way.

*Ms. Sprague told the Board that she did some research on the deeds for that property at Freya Schlegel’s request and did locate deeds between Thomas Lawson and Silas Peirce. Unfortunately, the registry had the wrong pages filed. Ms. Sprague sent the Board a screenshot of the Registry webpage to show the book and page and the transaction date.*

Ms. Stillman questioned whether or not the CPC can fund a stonewall project when the wall is primarily on private property.

Ms. Scott Pipes said that she thinks the funding request is very low. She also noted that Mr. Smith was going to look into the history of the Westgate wall.

After further discussion it was agreed that more research needs to be done and more information needs to be added to the application.

Mr. Chick voiced concern that, because the wall is primarily on private property, there is a risk that other abutters also will request repairs and that could set the wrong precedent. He further noted that this particular wall isn’t in a highly visible location: there are no municipal buildings or iconic pieces of architecture in this area. It is just a residential stretch along Country Way with no other historical significance. He questioned whether repairs to this particular part of Lawson’s wall should be funded.

Mr. Fennelly suggested that the gate was designed with the unique Lawson design which may have some historic significance.

Greenbush Park Application – Laurie Ball, Craig Dias,

Ms. Ball noted that due to the requirements for the park they have had difficulty finding a location. She proposed Driftway Park, but Ms. Scott Pipes said that area is Conservation land.

Ms. Burbine said that there is not much Town owned land in the Greenbush area.

Mr. Dias asked about the property which is still owned by the MBTA in Greenbush. Ms. Burbine said that there is a piece of property that abuts the transfer station, but it is only ¾ of an acre. A few years ago, the Town wanted to sell it to the MBTA for $250,000 but the Town voted it down. When the Drew property is completed, it will be land locked.

Mr. Fennelly said that five or six years ago, he researched Town owned properties for potential fields and many were in the one to two acre size. He will go back and review the list again.

After further discussion, Ms. Burbine suggested that they speak to the people who own Fitt’s Mill property. There is a lot of land there and Duke Duval is in the process of buying the property.

Mordecai Lincoln update

Mr. Fennelly said that the lawyers are working on the contract.

Discussion/Vote – Funds for restrictions on Mordecai Lincoln

Mr. Fennelly discussed the need for funds for the CR’s and the closing fees, as they were not included in the article. The Board will vote on an amount at a later date.

Ms. Scott Pipes said that she will ask the Wildland Trust to give her a figure to monitor the property, adding that this property will be easy to monitor.

Mr. Smith said that they still need to figure out how to do the historic restrictions. He suggested that the Historical Society could hold it.

The Board agreed to hold an abutters meeting after the purchase and sale agreement is signed.

New/Old Business

The funds from CPC allocated for the Athletic Fields Project have been spent.

Mr. Connor, Recreation Liaison, expressed his sincere appreciation for the baseball field, noting it is the best one he has seen.

Adjournment – The meeting was adjourned at 7:45 pm

*Submitted by*

*Mary Sprague*

*Documents submitted:*