

**MOTION:** Kathy Roche made a motion and it was seconded by Robin O'Malley to approve Article 26 as printed in the Town Warrant.

The Finance Committee recommends approval of this article 6-0

**ACTION:** By a show of hands, this article passed by a majority

The Moderator will call out Article 27 by letter 1 by 1. If you have any questions or doubt, call out "hold" and it will be voted on separately. We will pass this by a unit unless held with the exception of H & I which require a 2/3rds vote.

**Article 27: Community Preservation Committee**

**A: Community Preservation General Budget**

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2014 Community Preservation budget and to appropriate, pursuant to G.L. Ch. 44B §6, from the Community Preservation Fund a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2014; and further, pursuant to G.L. Ch. 44B §6, to reserve for future appropriation from Community Preservation Fund estimated annual revenues the following amounts as recommended by the Community Preservation Committee: a sum of money for open space, including land for recreational use; a sum of money for historic resources; and a sum of money for community housing; as well as sum of money to be placed in the 2014 Budgeted Reserve for general Community Preservation Act projects or purposes recommended by the Community Preservation Committee, as follows:

**Appropriations:**

\$21,000 (less than 5% of the estimated FY revenues) to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for the Fiscal Year;

**Reservations:**

\$65,000 (>10% of the estimated FY revenues) for open space, including land for recreational land use; and

\$65,000 (>10% of the estimated FY revenues) for historic resources; and

\$65,000 (>10% of the estimated FY revenues) for community housing;

or take any other action in relation thereto.

**B: Community Preservation Community Housing Category, "Housing Authority Community Building"**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Community Housing Reserve Account, the amount of \$26,700 (Twenty six thousand seven hundred dollars) as a grant to the Housing Authority for the support of community housing, and in particular for rehabilitation and improvement of the Community Building located at Trestle Way Housing Complex and also for installation of storm doors at the

Jewett Street Affordable Housing Complex; and to authorize the Board of Selectmen, in consultation with the Community Preservation Committee, to enter into a grant agreement with said Housing Authority setting forth the terms and conditions of the grant. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect;

or take any other action in relation thereto.

**C: Community Preservation Community Housing Category, "Affordable Housing Trust Grant"**

To see if the Town will vote, pursuant to G.L. c. 44B, to appropriate from Community Preservation Fund Community Housing Reserve Account, the amount of \$100,000 (One hundred thousand dollars) as a grant to the Georgetown Affordable Housing Trust for the purposes of Affordable Housing initiatives consistent with the Trust's Articles of Incorporation and the accepted Town of Georgetown Affordable Housing Production Plan and to authorize the Community Preservation Committee to enter into a grant agreement with the Georgetown Affordable Housing Trust setting the terms for such grant, which may include a requirement that the owners of any dwellings subsequently receiving any of these appropriated monies from the Trust grant to the Town an Affordable Housing Restriction in said dwellings, and further, to authorize the Board of Selectmen to accept such restrictions;

or take any other action in relation thereto.

**D: Community Preservation Historic Resources Category, "Central Fire Company Historic"**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Historic Reserve Account, the amount of \$7,500 (Seven thousand five hundred dollars) for the costs related to the restoration and display of the Historic Central Fire Company antiquities; and to authorize the Board of Selectmen, in consultation with the Community Preservation Committee, to enter into all agreements and execute any and all instruments for any grants to defer the costs associated with this initiative. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect;

or take any other action in relation thereto.

**E: Community Preservation Historic Resources Category, "Historic Brocklebank Museum Restoration and Rehabilitation"**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund \$52,000 (Fifty two thousand dollars) from the Community Preservation Fund

Historic Reserve Account, for the restoration and rehabilitation of the Samuel Brocklebank Museum including all costs incidental and related thereto, and to authorize the Board of Selectmen, in consultation with the Community Preservation Committee, to enter into a grant agreement with the Georgetown Historical Society setting the terms for such grant, and further, any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect;

or take any other action in relation thereto.

**F: Community Preservation Historic Category “Camp Denison Historic Preservation”  
Phase 3**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Community Preservation Fund Historic Reserve Account the amount of \$59,199 (Fifty nine thousand one hundred and ninety nine dollars) and \$801 (eight hundred and one dollars) from the Community Preservation Fund Undesignated Account for a total of \$60,000 (Sixty thousand dollars) to fund engineering, permitting and implementation of improvements as recommended by the Georgetown Conservation Commission, in order to preserve, protect and rehabilitate the Camp, including the restoration and preservation of the access from the main entrance to the lodge area inclusive of culvert rehabilitation; the control of runoff and erosion occurring around the historic lodge; the restoration and preservation of the access from the lodge area to the waterfront; and the installation of a new septic system and the associated facilities for the Historic campground cabins. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect; or take any other action in relation thereto.

**G: Community Preservation Historic Resources Category, “Historic Documents  
Preservation”**

To see if the Town will vote, pursuant to M.G.L. c.44B, to appropriate from Community Preservation Fund Historic Reserve Account, the amount of \$15,000 (Fifteen thousand dollars) for the purpose of preserving and archiving the Town’s historic records, including but not limited to the Town’s Annual Reports and historic Tax Record ledger books dating back to 1838, in an electronic format acceptable to the Georgetown Historical Commission. Any residual funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent for the above stated purposes; or take any other action in relation thereto.

**J: Community Preservation Open Space Category, “American Legion Park  
Rehabilitation”**

To see if the Town will vote, pursuant to M.G.L. c.44B, to appropriate \$117,753 (one hundred seventeen thousand seven hundred fifty three dollars) from the Community Preservation Fund

Open Space Reserve and \$17,247 (seventeen thousand two hundred and forty seven dollars) from the Community Preservation Fund Undesignated Account for a total of \$135,000 (One hundred thirty five thousand dollars) to fund the engineering, legal, permitting, and construction costs, including all costs incidental and related thereto the rehabilitation of the American Legion Park. This will include the replacement of playground equipment; the installation of a Pavilion; and improvements to comply with the Americans with Disabilities Act and other federal, state or local building, access, and safety codes; and further to authorize the Board of Selectmen and Parks and Recreation Commission, in consultation with the Community Preservation Committee to enter into any and all agreements and execute any and all instruments for any grants to defer the costs associated with the rehabilitation of this Facility. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect;

or take any other action in relation thereto.

**MOTION:** Harry LaCortiglia moved and it was seconded by David Bjork to approve Article 27 Sections A through G & J as printed in the warrant.

**ACTION:** By a show of hands, Sections A through G & J passed by a majority

**H: Community Preservation Open Space Category, "Conservation Restriction "**

To see if the Town will appropriate \$150,000 (one hundred fifty thousand dollars) to pay costs of acquiring a conservation restriction on the following property: Wheeler Brook Farm, 57 Jewett Street, Georgetown, Assessor map 17 parcels 94P, 110, 112, including the payment of all costs incidental and related thereto; to determine whether this amount should be raised by taxation, transfer from available funds, borrowing or otherwise provided, or to take any other action relative thereto.

**MOTION:** Harry LaCortiglia moved and it was seconded by Jim DiMento that \$150,000 (one hundred fifty thousand dollars) is appropriated to pay costs of acquiring a conservation restriction on the following property: Wheeler Brook Farm, 57 Jewett Street, Georgetown, Assessor map 17 parcels 94P, 110, 112, including the payment of all costs incidental and related thereto, and that to meet this appropriation, \$18,933 (eighteen thousand nine hundred thirty three dollars) shall be transferred from the Undesignated Account of the Community Preservation Fund, and the Treasurer, with the approval of the Selectmen, is authorized to borrow \$131,067 (one hundred thirty one thousand sixty seven dollars) under and pursuant to Chapter 44, Section 7(3) and Chapter 44B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor.

The Finance Committee did not recommend approval of this article. The vote was 3-3

**DISCUSSION:** Vanessa Johnson from Essex County Greenbelt explained that this would put a restriction on the land so that it would forever be farm land. The 18 acres would never be able to

be developed. This restriction excludes the house. Jim DiMento stated that this is currently under 61A so the Town would have first refusal on the land. This is not a good deal for the Town but only for Bob Morehouse. Laura Repplier, Rob Hoover, Chuck Dickson, Lilabeth Wies spoke in favor of supporting this article.

Sandy Gerraughty explained why she did not vote for this as a Fincom member. 1) We are not purchasing this property, it remains Bob's 2) There are only a few developable parcels, not the entire 18 acres 3) The homeowner can put a conservation restriction on his own property, why spend the taxpayers money to do this. It's a bad precedent to set and there's no asset to the town. We're spending \$150,000 of the taxpayers dollars and we have no rights, it's still private property. Nicole Curleo asked why doesn't Bob put this restriction on himself and Vanessa Johnson responded that the property owner can do that but it's only good for 30 years. It's only perpetual if approved by the state and the landowner would like it to be on there forever. Phil Cannon doesn't see it as being a good investment if the Town can't use it. Gary Fowler stated that we are borrowing money to do this and he's not a supporter of doing that to fund this. George Agganis would like to wait until Bob is ready to sell before giving him \$250,000.

Kathy Roche made a motion to move the question and it was seconded by Harry LaCortiglia. The vote was 155 Yes and 148 No. This does not pass by a 2/3rds. We will continue the discussion.

Bob Morehouse (property owner) said the Town has purchased other property in Town that we don't even use. He just wants this to remain a farm. This is the only farm in Town where you can come get fresh produce and have your children come in and pet the animals.

Steve Smith said that while there are many truths to everyone's point, we should preserve this for future generations, and he supports the farm.

**ACTION:** By a show of hands, the Moderator declares this passes by 2/3rds.

**I: Community Preservation Open Space Category, "High School Fields Rehabilitation"**

To see if the Town will appropriate \$1,250,000 (one million two hundred fifty thousand dollars) to pay costs of rehabilitating a High School Athletic Field, including the payment of all costs incidental and related thereto; to determine whether this amount should be raised by taxation, transfer from available funds, borrowing or otherwise provided, or to take any other action relative thereto.

**MOTION:** Harry LaCortiglia moved and it was seconded by David Surface that \$1,250,000 (one million two hundred fifty thousand dollars) is appropriated to pay costs of rehabilitating a High School athletic field, including the payment of all costs incidental and related thereto, and that to meet this appropriation, \$250,000 (two hundred fifty thousand dollars) shall be transferred from the Open Space Reserve of the Community Preservation Fund, and the Treasurer, with the approval of the Selectmen, is authorized to borrow \$1,000,000 (one million dollars) under and pursuant to Chapter 44, Section 7(25) and Chapter 44B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor.

The Finance Committee recommends approval of this article 5-0

DISCUSSION: Mark Perry explained the GAA and the Schools would like to see a synthetic turf field installed. The GAA (as a private entity) will purchase and install the turf and CPA will rehabilitate it. This is the best investment for sports. 50% of our games are not played here based on the conditions of this field, it's dangerous. Lights will also be installed so night games can be played here instead of out of town.

Robert Kelley asked who would do preventative maintenance and pay for this. Mark stated the Schools.

Rusty Ricker motioned to move the question and it was seconded by Jim DiMento.

**ACTION:** This motion passed by a 2/3rds vote.

Back to the main motion:

**ACTION:** By a show of hands, this article passed by a 2/3rds vote.