

Town of LEnox
Community Preservation Committee

August 8, 2022

7:00 p.m.

TD called meeting to order at 7:06 p.m.

Members present: TD, NM, SO, FK, KG, OW by phone,

Approval of 7/7 minutes: FK moved to approve; NM seconded. All were in favor; OW abstained.

Discuss/decide on application for 40 acres off of East Dugway Road:

TD opened the discussion; NM said there were two BoS meetings where this was discussed though he missed one of them. NM said they had an Executive Session. There was consensus that the BoS did not want to use other Town funds to supplement CPC funds toward this project. But the Board did unanimously endorse the project. OW asked for clarification—what was the rationale from the BoS for not using other town funds. NM summarized the discussion at CPC meetings and the thinking of the Selectboard. So the amount requested of CPC would be \$360,000. KG said this was her first-time hearing about this, and KG said the amount of money they have in the open space sleeve is \$500,000...KG said there would be funds available after using reserves, KG said this was a project approved by all boards; and she said she would like to make a motion to approve it. FK seconded.

SLC had additional information to share, including a study a University of Iowa student related to the Kantors who live at the bottom of East Dugway Road who documented the biodiversity of the East Dugway Road corridor, and she found all the plants there and documented them, noting most of them were native. SLC asked the committee to support the allocation of CPA money toward this project, it fulfills the aims of the OSRP and the Master Plan and the Gateway plan. OW asked what the purpose of the land is. TD said this will be for open space. TD said he there will be a plan for access and trails. OW noted the Lenox Land Trust would be seeking support at some point to create a walking loop centered around Parson's Marsh. TD said they could discuss that later in the agenda. NM asked if TD could read off the balances from the spread sheet:

Fund balance:

200,722.54

OSR:

570,666.81

Community Housing:

600,000.00

Historical:

243,500.00

FK asked if that included Sawmill refund, since the last Town Meeting voted to return it. FK asked what the timeline for its return was; NM said he wasn't sure why it wasn't included. OW said they need to know definitively. NM wondered if they should allocate funds for this purchase completely from OSR or save some of the funds for other needs, like the Land Trust concept mentioned by Olga.

CG from Cliffwood Street reminded them there was a set aside for \$500,000 for open space acquisition. CH said this seemed like a perfect use of that agreement. FK said they had been honoring that; FK asked for clarification---did that mean the land couldn't be used for recreation? CG said the funding had been set aside for open space acquisition. There was discussion as to why there was so little historic resources balance remaining. NM asked Channing if they could use the land acquisition funds for boardwalk in Parson's Marsh, CG said it would not be honoring the set aside.

The motion carried to approve the purchase of ~40 acres of land north of East Dugway Road with Community Preservation Committee funds.

NM wished to continue honoring Gene Chague's wishes; so he said he would not want to use all of the \$500,000 to purchase the land. KG recommended taking \$200,000 from undesignated and \$160,000 from Open Space. FK seconded. Motion was approved.

TD asked if they decided how to fund the Audubon APT. FK motioned to take it out of OSR (\$160,000). KG seconded. This motion passed after discussion. FK reminded the group that there needs to be equilibrium in how the Committee directs funds. CPA passed by nine vote in Lenox; if one constituency had not come to the meeting it would not have passed. Important to be balanced.

KG asked about money returning from Sawmill. TD said this was bonded \$600,000 to purchase the Sawmill property.

Schedule for FY2024: TD said in the past the CPC accepts applications in October, with an end of November cut-off. Decided to not do two-phase process any longer. TD said it made for a very long process; FK said applicants can talk to Gwen and get guidance as to whether their project fits the mission of CPA or needs tweaking to fit the mission. OW asked if anybody had spoken to applicants. TD said they didn't get specific feedback, but they think people will appreciate fewer meetings. NM said it seemed redundant to have the first phase because Gwen does a good job talking to applicants and guiding them accordingly. FK asked if there was virtue to having applications due earlier rather than later? Could things be due by October 1, meet before Thanksgiving, and then give people until January/February to come in. We'll have the information early and can get more as needed. NM suggested a November 15th deadline. KG suggested 10/31 as a deadline; the group could meet 11/14. Applications can be available now.

FK said 10/31 will be the deadline for the next cycle; NM seconded. All in favor. OW wondered what timeframe from 10/31 would be—to the first meeting where they present. TD said 11/14. TD described the proposed process: applications submitted, convene, hear presentations, ask questions or seek

additional information before New Year. Meet in New Year, approve by February. Everybody was in favor.

Motion to adjourn.