**COMMUNITY PRESERVATION COMMITTEE**

**TOWN OF WEST NEWBURY**

**MINUTES OF PUBLIC HEARING AND MEETING**

**January 20, 2022 at 7:30 PM**

**This meeting was recorded for the purpose of preparing Minutes.**

A meeting of the West Newbury Community Preservation Committee (CPC) was held in person and remotely on January 20, 2022 - Wendy Reed, Chair called the meeting to order at 7:30 p.m.

Members in attendance, Wendy Reed (remote), Ann Bardeen (remote), Wendy Willis (remote), Patricia Reeser (remote) Bob Janes, Judith Mizner, Angus Jennings (Remote), CPC Administrator Barbara Gard. Gary Bill was absent.

Elisa Grammer from the Historical Commission (attending remotely) withdrew the Eligibility and Funding Request to CPC from the Historical Commission to Digitize Annual Reports FY 1838 – 1880. She advised the Committee that the Town Clerk had informed her that he had the funds in his budget to pay for this project.

Brad Buschur presented a Funding Application for the Bachelor Fields/Action Cove master planning submitted by the Parks and Recreation Commission. The approximately 20 acre property is one of the Town’s primary active recreational parks, There are natural turf fields for soccer and baseball, basketball courts, and a snack shack as well as the playground. Parks & Rec held a December 2021 meeting for interested parties to discuss the needs of recreational users of all ages. Some of the areas discussed were West Newbury’s youth league use of the property, accessibility of all areas, fencing, turf irrigation, and repairs to the snack shack. They recognized that the playground would also require additional discussion. Restoration of the natural turf, which has deteriorated because of drought and weed incursion, and water for the fields, which are built on clay and have become rock hard due to lack of water, are immediate issues. Installation of a well, and a tank (or possibly a stormwater recycle system, or a greywater system) may be necessary. Parks & Recreation determined that a Master Plan is necessary to address current and future needs and are asking for funding for an existing conditions survey and delineation of the wetlands, and for hiring a Landscape Architect to conduct interviews and public meetings, to prepare a site analysis, to engage in site planning outlining circulation and needs and refining a plan based on community feedback, and to prepare a summary memo outlining proposed improvements and estimating probable construction costs

Mizner asked if an Eligibility Application was submitted; it was not. She asked how the requested budget numbers had been developed as no documentation had been submitted. Buschur said he works in this field and used standard pricing mechanisms and the recent Mill Pond project as a model. Mizner inquired about maintenance as maintenance costs cannot be funded under the CPA. Buschur said he would use West Newbury’s DPW maintenance plan set up for other locations as a model for this property. He acknowledged that additional funding would be needed for the anticipated work.

Wheelchair or walker accessibility for a new path was discussed. Wheelchair/walker access from the bandstand to the Snack Shack or from one parking lot to another is not currently available.

Reed asked if uses by residents of all ages had been considered. Buschur responded that had not, because access to areas for additional activities would require a wetlands crossing. Pickleball courts and/or a path or walkway for seniors were raised as potential uses. Reed suggested that creating exercise stations around the periphery of the site might work well.

Committee members expressed views that the planning sessions with residents should be done before the site analysis and might be done by the Town rather than a paid consultant. Buschur responded that the Parks & Rec Commission is always committed to doing listening sessions from residents before undertaking any plans, but that the Landscape architect needs the site analysis before beginning listening sessions. He also stated that the owner of the property usually supplies the site analysis to the Landscape Architect.

Willis added that Parks & Rec is aware of the proximity of the site to the senior housing and hopes to include the seniors’ needs in developing the site use.

The Committee asked Buschur to provide additional information before it voted on the proposal.

The Committee reviewed the revised draft CPC Plan.

Having completed the business before it, the Committee adjourned the meeting by unanimous consent at approximately 9:00 p.m. Next meeting will be February 17, 2022 at 7:30 p.m.

Respectfully submitted,

Barbara Gard, CPC Administrator