

# Meeting Minutes

## Stoughton Community Preservation Committee (CPC)

### Meeting held Online

### Wednesday, June 28, 2023

**Members Attending:** Chairperson Mark Zamanian, Treasurer Michael Barrett, Members John Linehan, Laurice Rubel, Donald Brady, John Morton, Bunmi Olotu and Rich Terry; Program Administrator (PA) Barry Kassler

**Members absent:** Vice-Chair Dwight MacKerron

#### Preliminary Items:

*Mr. Zamanian read the Governor's Order authorizing remote meetings, explained that Governor Healey extended the order through March 31, 2025, and gave the remote link information for the meeting.*

1. **Call to Order:** MOTION: Mr. Terry moved to open the meeting at 7:03 pm; seconded by Mr. Barrett and so voted unanimously, 8-0: Mr. Morton, Aye; Mr. Brady, Aye; Mr. Linehan, Aye; Mr. Terry, Aye; Ms. Rubel, Aye; Ms. Olotu, Aye; Mr. Barrett, Aye; Mr. Zamanian, Aye.

#### New Business:

2. **Approval of Revised Grant Agreement Form and MOU Form:** Mr. Kassler noted that he had worked with Town Counsel on revising the Grant Agreement forms, and explained that Counsel had stated that because a Town project could not sign a contract with itself, the agreement for any municipal projects would instead be a Memorandum of Understanding ("MOU"). Mr. Barrett moved to approve the revised versions of the CPC Grant Agreement and the CPC Memorandum of Understanding; seconded by Mr. Morton and so voted, 8-0: Mr. Morton, Aye; Mr. Brady, Aye; Mr. Linehan, Aye; Mr. Terry, Aye; Ms. Rubel, Aye; Ms. Olotu, Aye; Mr. Barrett, Aye; Mr. Zamanian, Aye.

3. **Approval of Special Conditions for Newly Approved Projects:**

Mr. Kassler presented the Special Conditions via screen-share.

i. **Stoughton Youth Baseball:** There was a discussion on the appropriateness of requiring a full refund on the cost of the lighting. The language was amended to reduce the refund required to the current depreciated value, as had been done with the

Hansen Playground. **Mr. Barrett** moved to approve the Special Conditions for the Grant Agreement for Stoughton Youth Baseball's project at the Elm Street fields, as amended; seconded by **Mr. Morton** and so voted, 8-0: **Mr. Morton, Aye; Mr. Brady, Aye; Mr. Linehan, Aye; Mr. Terry, Aye; Ms. Rubel, Aye; Ms. Olotu, Aye; Mr. Barrett, Aye; Mr. Zamanian, Aye.**

ii. **Capen Reynolds**: **Mr. Morton** moved to approve the Special Conditions for the Memorandum of Understanding for the Capen Reynolds project; seconded by **Mr. Linehan** and so voted, 8-0: **Mr. Morton, Aye; Mr. Brady, Aye; Mr. Linehan, Aye; Mr. Terry, Aye; Ms. Rubel, Aye; Ms. Olotu, Aye; Mr. Barrett, Aye; Mr. Zamanian, Aye.**

iii. **Hansen Playground**: **Mr. Barrett** moved to approve the Special Conditions for the Memorandum of Understanding for the Hansen Playground as presented; seconded by **Mr. Linehan** and so voted, 8-0: **Mr. Morton, Aye; Mr. Brady, Aye; Mr. Linehan, Aye; Mr. Terry, Aye; Ms. Rubel, Aye; Ms. Olotu, Aye; Mr. Barrett, Aye; Mr. Zamanian, Aye.**

iv. **Atkinson Ave Extension Parking Area**: **Mr. Linehan** moved to approve the Special Conditions for the Memorandum of Understanding for the Atkinson Ave Extension Parking Area; seconded by **Ms. Rubel** and so voted, 8-0: **Mr. Morton, Aye; Mr. Brady, Aye; Mr. Linehan, Aye; Mr. Terry, Aye; Ms. Rubel, Aye; Ms. Olotu, Aye; Mr. Barrett, Aye; Mr. Zamanian, Aye.**

v. **Benson Road Property**: **Mr. Linehan** moved to approve the Special Conditions for the Memorandum of Understanding for the Hansen Playground as presented; seconded by **Mr. Terry** and so voted, 8-0: **Mr. Morton, Aye; Mr. Brady, Aye; Mr. Linehan, Aye; Mr. Terry, Aye; Ms. Rubel, Aye; Ms. Olotu, Aye; Mr. Barrett, Aye; Mr. Zamanian, Aye.**

vi. **Stoughton Depot Building Stabilization**: **Mr. Linehan** moved to approve the Special Conditions for the Memorandum of Understanding for the Stoughton Depot Stabilization project; seconded by **Mr. Terry** and so voted, 8-0: **Mr. Morton, Aye; Mr. Brady, Aye; Mr. Linehan, Aye; Mr. Terry, Aye; Ms. Rubel, Aye; Ms. Olotu, Aye; Mr. Barrett, Aye; Mr. Zamanian, Aye.**

**Mr. Morton** moved to authorize the Chair, Vice-Chair or Treasurer to sign the Grant Agreements and MOUs for all CPA projects approved at 2023 Annual Town Meeting on behalf of the Committee; seconded by **Mr. Linehan** and so voted, 8-0:

**Mr. Morton, Aye; Mr. Brady, Aye; Mr. Linehan, Aye; Mr. Terry, Aye; Ms. Rubel, Aye; Ms. Olotu, Aye; Mr. Barrett, Aye; Mr. Zamanian, Aye.**

**Administrative Items:**

**4. Reminder on CPC Terms Expiring at the end of June:** Mr. Zamanian reminded the committee members that the CPC terms of Ms. Olotu, Mr. MacKerron, Mr. Terry and Mr. Morton will be expiring at the end of June. Mr. Kassler noted that each member needs to get sworn in by the Town Clerk upon renewal, and asked that each member email him when they have been sworn in. Both Mr. Terry and Mr. Morton reported that they had been re-appointed to the CPC by their respective committees. Ms. Olotu, whose appointment is subject to Select Board recommendation, noted that she had been told by Select Board Chair Debra Roberts that the vote would be on the Select Board agenda for July 5th.

**5. Other Unanticipated New Business:** Mr. Zamanian reported that he has been talking with two developers who may be interested in providing affordable housing above and beyond the amount zoning would require; he hopes to have an additional update by our next meeting.

**6. Schedule Next Meeting:** Our next meeting will be scheduled for Wednesday, in August 2, with the possibility of calling a July meeting if needed. He also noted that the CPC will be reorganizing at our August meeting.

**7. Adjournment: MOTION: Mr. Terry moved to adjourn; seconded by Mr. Barrett and so voted, 8-0, at 7:43 pm: Mr. Morton, Aye; Mr. Brady, Aye; Mr. Linehan, Aye; Mr. Terry, Aye; Ms. Rubel, Aye; Ms. Olotu, Aye; Mr. Barrett, Aye; Mr. Zamanian, Aye.**

Respectfully submitted,  
Barry Kassler  
Program Administrator, Community Preservation Committee

*Approved on August 2, 2023*