

**WRENTHAM COMMUNITY PRESERVATION COMMITTEE**

**Minutes of Wednesday, August 26, 2020**

**2020 SEP 24 AM 9:50**

**7:00 pm**

**There was no in-person attendance at this virtual meeting.**

Present: Chair Scott Manchuso, Vice Chair, Mark Cuddy, Robin McDonald, Chuck Woodhams, Leo Immonen, Alan Richard, Alex Leonard, Jane D'Amico, Steve Langley and Heather Ledbetter – Administrative Assistant.  
At 7:16 pm Mr. Manchusco, Chair called the meeting to order.

- **Town of Wrentham Master Plan – Rachel Benson** – Ms. Benson gave a power point presentation on the Town Master Plan. She encouraged the members to take the Master Plan survey offered online at [www.mapc.ma/WrenthamSurvey](http://www.mapc.ma/WrenthamSurvey).
- **Lake Pearl Weed Harvester Update** – Mr. Manchuso said that the Lake Pearl Association harvester had not been purchased. The project went out to bid in both June and July. The original vendor was no longer bidding on the project due to a Corona virus related work shutdown. Other bids received were significantly higher. The LP Association found an acceptable vendor in Wisconsin but their bid was \$20-25,000 over the budget that was originally approved at Town Meeting. Tariffs on materials and the Corona virus had caused increased costs. The Lake Pearl Association would be coming back to the CPC to augment their original proposal next month.
- **Project Discussion**
  - **Housing Project** – Ms. Ashley Vincent, Housing Authority Executive Director, said she had withdrawn the application for cabinets due to some new information from the State and would instead introduce a new project. Ms. Susan Jacobson, Resident Service Coordinator for the Wrentham Housing Authority, said that the new project included replacement of bulkheads and storm/exterior doors at the New Emerald Family Development. The doors and bulkheads were original from 1987. Water was penetrating both the bulkheads and doors and causing potential safety and mold issues and this project would preserve the housing and prevent any potential health and safety problems. Wrentham Housing and DHCD (Department of Housing and Community Development) would each pay for a portion of this project. The housing units are included on the Wrentham subsidized housing unit inventory.  
Mr. Manchuso said that this project deals with the outside envelope and the CPA guidelines allow non - CPA acquired properties to be preserved.

Ms. Vincent said the estimates for the work being done on the project came from State of MA capital planning system and would go out for bid as the total cost was over \$50, 000. The CPC was only being asked for the cost of materials. Ms. D’Amico asked why the State doesn’t contribute to the project before the CPC grants monies. Ms. Vincent said that since the cabinet project was withdrawn from the State only a short time ago the state has yet to rule on the new project.

Mr. Immonen said that he agreed with Mr. Manchuso’s assessment that the project does qualify for CPC Funds under the preservation requirement. Mr. Immonen reminded the members that this year’s application process was unique due to the extenuating circumstances of Covid -19. Mr. Woodhams asked if Ms. Vincent had looked into replacing only the seals on the bulkheads or if they were in such disrepair that it was not an option. Ms. Jacobson said that there are gaps on both the doors and the area of the seal along the foundation. Mr. Immonen moved to find that the new project from Wrentham Housing was eligible for CPA funding which was seconded by Mr. Cuddy and passed unanimously 9-0.

- **Other**

**Rail Trail** – Mr. Manchuso said that Mr. Adelsberger had been working on the budgeting for the project with the Town Administrator. Mr. Leonard asked if any progress had been made on reaching out to National Grid? Ms. Benson said that Mr. Adelsberger recently got a new contact at National Grid.

**Walking Path** – The bids had come in but were varying widely due to Covid - 19. The contractors sited an inability to secure equipment due to concerns over sharing of equipment during the pandemic.

**Council on Aging (COA)** – Raised garden bed – a representative from the Council was not in attendance. Mr. Immonen asked how to move forward on this project without a presentation. Mr. Manchuso said that the project is eligible as a community garden under Recreation. Mr. Manchuso said he would reach out to the COA so that they can resubmit the project under Recreation and not Community Housing. Mr. Manchuso asked Mr. Immonen to email his questions so that he can give those to the COA in advance of the next meeting so that they will be prepared to answer the questions.

- **Finance**

- **CP3 report** - Mr. Immonen suggested changing the designation of the Housing fence project to inactive as the project was no longer eligible for funding. The Cowell project would resume in September after a slow down due to Covid. The 1<sup>st</sup> painting was complete. Mr. Immonen

made a motion to submit the CP-3 Report to DOR which was seconded and passed unanimously 9-0.

- **Kompan playground invoices** – Two invoices were paid through the Town Administrator’s office - \$58,461.54 for equipment installation and \$250,790.20 for the equipment purchase. Ms. D’Amico said that all the equipment was installed and now the ground covering and some landscaping needed to be completed.
- **Finance Update** – Mr. Immonen said he would like a copy of the CP2 forms from 2019 and 2020.
- **Minutes of 7/22/20 Meeting** – Ms. McDonald made a motion to accepted the minutes as amended which was seconded and passed 8-0. Mr. Langley abstained as he was not present at the meeting.

Mr. Cuddy made a motion to adjourn at 8:21pm which was seconded and unanimously approved.

Respectfully submitted by Heather Ledbetter, Administrative Assistant.

***Next Community Preservation Committee Meeting Date: September 23, 2020***