

COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES Community Center

February 3, 2009, 9:00 am

Members present: Bill Dougal, Steve Milkewicz, Tom Roberts, Bryan Green, Arturo Alon, and Dennis Minsky.

Other attendees: Assistant Town Manager David Gardner and Community Housing Specialist Michelle Jarusiewicz

Minutes:

Dennis Minsky moved to approve the minutes of 1/27/09 as amended; Bryan Green second; approved 6-0.

Bill Dougal noted that he sent Taylor Polites a thank you for his services and hopes that he returns when he is able to.

Public Statements: None

CPA Proposal Presentations:

294 Bradford Street:

David Mayo conducted a brief presentation for the acquisition of this open space parcel [\$350,000] and showed a map. He has not had an appraisal done. His ultimate goal is that the entire property would remain as is and never be developed. The proposal offers the bulk of the property as open space but retains the front section as a buildable lot, but he prefers not to build on that. Acquisition coupled with an easement over the front section would provide access from Bradford Street to the existing open space lots behind. Members requested letters of support. Mr. Sinaiko, an abutter, indicated that he would write one. Mr. Mayo would consider selling the entire lot to the town but was trying to keep the price down. He would also consider right of first refusal for the front lot.

Dennis Minsky indicated that the Open Space Committee has looked at this parcel. The Open Space Committee looks at several criteria when considering a property including habitat value, adjacency to other areas, and the risk of development. They are interested in the parcel. If the parcel is subdivided, the value of the back parcel will decrease.

There were some questions and comments about the legality of splitting the parcel, the need for an appraisal, access easement.

Suzanne's Garden:

Bill Dougal recused himself and left room.

Jon Sinaiko did a brief presentation of the proposal for partial funding [\$100,000 of \$250,000]; many letters of support for maintaining this garden for public use. There was general discussion about possible ways to manage use for functions or events such as weddings. Funds could go into general fund. Fundraising could be done for operating costs and could use senior and other volunteers for ongoing maintenance. Value based upon use as a parking lot at a range of \$23,000 - \$30,000 per space. Getting an appraisal. Other funds could come from open space or private fundraising. Could have a utility easement for ongoing water and electrical use from his other property, or could install separate at garden. Some discussion about open space vs. recreation regarding allocation, restrictions, and use.

10:30 Arturo Alon recused himself and leaves; Bill Dougal returns.

83 Shank Painter Road:

Ted Malone distributed packets and provided a brief presentation for funding request [\$150,000] for the conversion from 5 to 15 affordable units. They will be 260 –310 SF efficiencies. The commercial space was sold as a condo; all of the residential units are in a separate condo. Some units will be section 8 others will be priced at various income levels including 50%, 60%, and 80%. Discussion about revenue and expenses

as outlined in the pro-forma. Mr. Malone is about to submit a 40B application. The Board of Selectmen have already voted the project eligibility letter which started the process. The property has a relatively new Title 5, but is on the sewer line. Intend to start construction as soon as possible.

The Community Housing Specialist indicated that the Community Housing Council had unanimously recommended both housing projects.

Stable Path:

Ted Malone distributed packets and provided a brief presentation for funding request [\$800,000]. This project has evolved over the past 4 years since he purchased from previous owners who had the vision of providing for some affordable housing. The commercial users are separate. Project now includes 37 rental units - 5 market, 10 median, and 22 low/moderate income units. \$12 million project overall, applying for tax credits, \$5 million equity investment. May separate project again depending on the state. Timeline – best has construction starting October 2009 with completion spring 2011. Ready to submit 40B application. Some discussion about what happens if this project and 90 Shank Painter units come on line at same time – CHR maintains a list that has multiple times of households in need for rental housing. Have at least 4-times the number of potential applicants. Discussion about density in area, A lot of the parcel will remain wooded, could be more dense if subdivided. Actually lower density then Nelson Avenue area.

Next Meetings scheduled for 2/17/09, 9am. Public Hearing 2/24/09 at 6:00 pm.

Need updated CPA numbers from Director of Municipal Finance.

Town Counsel opinion that CPA funds cannot be used to improve land not acquired or created using CPA funds, therefore the Dog Park request for fountains is not eligible under CPA.

Adjourned 12:34 pm.

Submitted by:

Michelle Jarusiewicz,

Community Housing Specialist