

COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES Community Center

February 17, 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, Eric Dray, Town Manager Sharon Lynn

Public Statements: None

Procedure: The Community Housing Specialist distributed a memo outlining the timeline and procedures for review of CPA applications and town meeting. In particular, given the predicted absences of some members on certain dates it was crucial that all other members attend the meetings and that recommendations be made the night of the public hearing to avoid a lack of quorum to enable a vote.

Minutes: None

CPA Proposal Presentation:

Housing Office: The Community Housing Specialist reviewed the request for the continued funding [\$59,740] of the Housing Office. The bulk of the request is for the part-time salary and benefits for the Community Housing Specialist along with a small expense budget for a pro-rated share of copier maintenance, paper, some travel, and office supplies. The office already has computer, desk, and other equipment. While the third year of funding request, this will actually only be the second full year of funding as year one only had a person in place for a few months and most of the funds were returned to the CPA account. The Community Housing Council has reviewed and approved as well as the Board of Selectmen and Finance Committee.

CPA Proposal Consideration:

Open Space Committee: Dennis Minsky reported that the Open Space Committee does have a master list of parcels of interest; neither of the CPA requests are on the list. At the last meeting the committee voted to recommend approval of \$100,000 in CPA funds for Suzanne's Garden. They also voted to table the Mayo request at this time until they could get more information and therefore did not recommend at this time.

Housing Office: Need to clarify at town meeting essentially lost year 1 and that balance of funds were rolled back into CPA.

Town Hall: Phase 2 inevitable, now is the time to do it, need to listen to the voters. Members would like to see maintenance plan with costs and schedule for equipment, interior, and exterior, including painting. The Town Manager agreed and indicated that it would be incorporated into FY 11 budgets and forward. The architect has prepared them for other communities. Discussion about enforcement of maintenance plan. Agreed that CPC would put forth the concept with the town to include in operating and capital budget, but voters get to decide. Preservation Restriction would work with Massachusetts Historical, may include interior.

Arturo Alon recuses himself and leaves the room.

83 Shank Painter: Discussion - an existing affordable housing restriction on 5 units; this request a good investment for the money increase to 15 units. Discussion about community need, evaluation system, local preference. Need to communicate to public how the system works. People don't realize who gets affordable housing, if they knew might have a different attitude.

Bill Dougal recuses himself and leaves the room. Arturo Alon returns.

Suzanne's Garden: Some discussion about management plan. Mr. Sinaiko indicated that at most \$3,000-

\$4,000 for a professional gardener, but he has done it himself then only need fertilizer and such with volunteers to help weed and deadhead. He is committed to continue to manage the work with volunteers. Some discussion about the balance of funds needed [\$150,000]. Mr. Sinaiko is pursuing could be open space grant. He expects that the appraisal will be complete at the end of February and the estimated costs will be greater. Open Space Committee supports the purchase.

Bill Dougal returns.

Mayo Property: No appraisal yet. Mr. Mayo re-thought his approach and is interested in selling the entire property, 1.2 acres, but not sure of the price. It is assessed at \$440,000. He is looking into self-help grant. He has letters of support from abutters. Open Space Committee agrees it is beautiful property but does not recommend action at this time, maybe next year. Mr. Mayo is happy to hear interest in the property and it is obvious that an appraisal is needed.

11:06 reconvene meeting at town hall for tour of building interior and adjourn from there.

Town Hall: tour

11:43 adjourn meeting.

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*