

## COMMUNITY PRESERVATION COMMITTEE

### MEETING MINUTES Community Center

July 14, 2009, 5:05 pm

Members present: Bill Dougal, Tom Roberts, Dorothy Palanza, Steve Milkewicz, Dennis Minsky, and Eric Dray.

Excused absence: Arturo Alon

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

**Minutes:** Steve Milkewicz MOVE to approve minutes of 6/9/09 as written; second by Dennis Minsky; approved 4-0-3.

**Public Statements:** none

#### **Elections:**

Dorothy Palanza nominated Tom Roberts for Vice Chairman; second by Steve Milkewicz; approved 7-0.

Steve Milkewicz nominated Bill Dougal as Chairman; second Dennis Minsky; approved 6-0-1.

#### **Signage:**

Housing Specialist Michelle Jarusiewicz to look at vendors to produce signs for funding from the CPA admin budget. Contact Conservation Agent Brian Carlson and a sign maker on Alden Street.

#### **Community Housing Specialist Report:**

**Town Hall:** Special Town Meeting and voters at the ballot box approved \$2.9 million for Phase 2 for the renovation of town hall. The Town also received an award of \$50,000 from Massachusetts Historical Commission for the renovation of the auditorium which will be complete by 6/30/10.

5:17pm Bill Dougal recuses himself and leaves room.

**Suzanne's Garden:** The appraisal came back at \$250,000, which allows the town to meet the seller's asking price which makes this a viable project. The applicant is moving forward with the process to divide the lot and the town will soon start to negotiate a P&S. There will be legal costs associated with the negotiation of the P&S and Conservation Restriction and the Land Bank can not cover those costs because they were not included in the article before Town Meeting. Discussion about including language in the preservation restriction about maintenance of plants and character defining features of the landscape. Dennis Minsky offered to have the Open Space Committee work on draft language. It is expected that it will be several months before the town hears of the PARC grant [submitted today] and the subdivision is complete.

Eric Dray MOVE to authorize up to \$3,000 in CPA administrative funds for legal costs associated with Suzanne's Garden; second by Tom Roberts; approved 6-0.

5:36 pm Bill Dougal returns to meeting.

**90 Shank Painter Rd.:** The ZBA approved the Ch. 40B Comprehensive Permit on 6/18/09 for 50 rental units as submitted. The Community Builders submitted their One Stop LIHTC application and expect to hear about allocations for tax credits in the fall. They are also

pursuing other potential funding sources such as the Neighborhood Stabilization Program.

**83 Shank Painter Rd.:** The ZBA approved the Ch. 40B Comprehensive Permit on 6/18/09. Mr. Malone has submitted final information to MHP for their August meeting and is completing other financial applications through MHP for funding including additional funding for solar panels. He hopes to close with them in September and to start construction in October.

**Stable Path:** the 40B Comprehensive Permit process has not been initiated yet.

**Herring Cove Village:** DHCD approved the Local Action Unit [LAU] application for designation on 6/9/09. A request to add the 3 affordable units to the subsidized housing inventory was submitted to DHCD on 6/24/09 with additional documentation [building permits and certificates of occupancy].

**Community Preservation Coalition:** Stuart Saginor, the Executive Director of the Community Preservation Coalition, is available to meet with the CPC for a general update on CPA trends state-wide and related issues. This also is an opportune time to discuss any topics that the CPC wants need input on with regard to the CPA Plan, funding cycle, etc. All members agreed on Monday, August 3, 2009 at 3:00 pm – 5:00 pm at a place to be determined.

Mr. Saginor should be briefed about what we have done so far and asked for input on what other similar towns are doing. How do other towns position themselves? How do they allocate the CPA funds over time?

**Next Meeting** scheduled 8/3/09 at 3:00 pm.

Adjourned 6:02 pm.

*Submitted by:*  
*Michelle Jarusiewicz,*  
*Community Housing Specialist*