

**COMMUNITY PRESERVATION COMMITTEE MEETING:
MINUTES**

**Grace Gouveia Building, 26 Alden Street
September 7, 2010 4:00 pm**

Members present: Dorothy Palanza, Eric Dray, Nancy Jacobsen, Steve Milkewicz, David Hale

Absent: Arturo Alon, Susan Cook

Other attendees: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

Vice Chairman Position: Dorothy Palanza MOVE Eric Dray as Vice-Chairman; Nancy Jacobsen second; approved 5-0.

Suzanne's Garden Sign request: request from Open Space for CPA admin funds to pay ½ of carved sign [total cost \$486, ½ would be \$243]. General discussion about sign and cost of regular sign [total cost \$88, ½ would be \$44] vs. carved sign.

Dorothy Palanza MOVE to pay ½ of the price of a non-carved sign; Eric Dray second; approved 5-0. Clarification – OK to pay the \$44 towards a carved sign if that is what is desired.

83 Shank Painter Road Update: Ted Malone of Community Housing Resource [CHR] updates the committee on the status of the project. He is submitting another application on September 17th to complete his funding package as DHCD would not accept any out of round applications. If funded, construction could start in January/February. Need to amend the CPA grant agreement to allow for construction start up by April 2011. Expect construction to take about 6 months. A letter of support for the funding application would also be greatly appreciated.

Eric Dray: MOVE to approve the extension request through April 2011 and to submit a letter of support for 83 Shank Painter Road; Nancy Jacobsen second; approved 5-0. Use the draft letter as base.

Stable Path: Ted Malone of CHR updating the committee. The Chairman indicated that the committee has been discussing establishing a time limit for any CPA funded projects to begin, perhaps 2 years from the date of approval. Extensions could be requested. Mr. Malone explained that as the economy slowed, a backlog of housing projects has been created and the market has lost potential investors. The state is playing catch-up on funding projects including with tax credits. This has also created a funding gap and prevented him from getting an eligibility letter to start the 40B permit process. CPA funds made the median and the low/moderate income units affordable. He is now considering changing the proposal to 23 rental units and 6 market homeownership units. This would not be a 40B permit application, nor require CCC DRI review as it would be under the 30 unit threshold. Perhaps a parcel could be dedicated as a recreation playground. Some members expressed that this seemed like a significant change; they liked all rental units; a public process would be necessary to review any changes. Perhaps bring a formal preliminary request to an October meeting and it may need a full request by November deadline.

CPA FY 2012 Round: Due date 11/15. Question about whether legal fees could be included in the grantee's share or perhaps could be 10% of the grant – check with the CPA Coalition.

Next Meeting scheduled Tuesday, September 21, 2010 at 4:00 pm.; Tuesday, October 19th.

Adjourned 5:25 pm.

Submitted by:

Michelle Jarusiewicz,

Community Housing Specialist