

**COMMUNITY PRESERVATION COMMITTEE MEETING:  
MINUTES**

**Grace Gouveia Building, 26 Alden Street  
November 23, 2010 4:00 pm**

Members present: Dorothy Palanza, David Hale, Nancy Jacobsen, Susan Cook, and James Hall

Absent: Arturo Alon, Eric Dray, Steve Milkewicz,

Other attendees: Community Housing Specialist Michelle Jarusiewicz

**Public Statements:** The Chairman brought up the issue of a late proposal submitted by 20 Summers Inc. on Friday morning, November 19<sup>th</sup> [due date was Thursday, Nov. 18<sup>th</sup>] due to miscommunications between a CPC member and the applicants. The applicants had been in contact with a member and misunderstood the acceptable due date, had driven specifically to deliver it on Friday to the Historical Commission only to find out that they were not the accepting entity. Last year, the CPC declined to accept a late application from the FAWC as it was over a week late in submission. After some discussion, members agreed that this situation was different.

Nancy Jacobsen MOVE to accept 20 Summers Inc.'s application for the Hawthorne Barn renovation; second by David Hale; approved 5-0.

**Stable Path with Ted Malone:** The Housing Specialist outlined the responses received from the CPA Coalition and Town Counsel regarding the request submitted by Ted Malone to the committee to modify the grant from \$800,000 to \$540,000 to reflect his reconfigured project which would reduce the total number of CPA units from 32 low/moderate/median rental units to 23 low/moderate/median income rental units. The CPA Coalition indicated that this issue was not part of the CPA legislation and that Town Counsel should address the issue. Town Counsel indicated that since the language in the article was very specific to the number of affordable units, that the town should return to town meeting to amend the language to reflect the request and such request to town meeting needs to go through the CPC. A brand new application under the new round is not needed.

James Hall MOVE to meet again and discuss project with Ted Malone on 12/7/10 if possible; second by Nancy Jacobsen; approved 5-0.

**Membership:** Continued discussion about potentially asking town meeting to reduce the number of members required for the CPC. This may help with having full membership and ability to get a quorum. Could reduce the at-large members from 2 to 1 or 0. Perhaps could combine open space and conservation commission or housing authority and Community Housing Council? Overall concern of members not being available during winter when needed most. Consider further as approach town meeting. Encourage CHC to appoint member. Encourage applicants for vacant at-large position. Perhaps see how this year goes and consider for next year if needed.

Susan Cook MOVE to revisit the idea after proposal review is complete; second by David Hale; approved 5-0.

**FY 2012 Application Round:** Members received copies of applications, summary not done as yet, but believe total requests = \$316,630. CPC anticipated having \$300,000 available.

Applications received from Cemetery Commission for Winthrop Street Cemetery; 20 Summers Inc. for Hawthorne Barn renovation; Town Clerk for municipal records archival storage; Housing Office; and Historic Commission for corridor cases. Complete discussion at next meeting, Dec. 7<sup>th</sup>, to be followed by interview meetings with applicants potentially on 1/4/11, 1/18/11, and 2/1/11 with the public hearing on 2/15/11.

**Next Meeting** scheduled Tuesday, December 7, 2010 at 4:00 pm.

**Minutes:** Nancy Jacobsen MOVE to accept the minutes of 10/19/10 as written; second by Susan Cook; approved 5-0

**Other:** Need to ensure that any reduction in Stable Path appropriation returns to the affordable housing allocation.

Adjourned 5:12 pm.

*Submitted by:  
Michelle Jarusiewicz,  
Community Housing Specialist*

*Distributed: emails regarding Stable Path amendment*