

**COMMUNITY PRESERVATION COMMITTEE MEETING:
MINUTES**

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

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

Absent: Arturo Alon, Steve Milkewicz

Other attendees: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

Stable Path with Ted Malone: Ted Malone described the project amendment request and indicated that there was no change in the unit mix since the last meeting; 32 below market rate units would become 23 below market units – seven two-unit buildings [town-house style] and one nine-unit building. Lot 9 could be a recreational area. Lot 10 is separate project with separate septic system for 6 units. 72% decrease in scope; 67.5% reduction in land area which provides more land per unit.

Member Jacobsen stated that she was excited about more land area and that several units were accessible. Senior housing is very much needed.

Member Hale indicated that the reduction in units and in funding made sense.

Member Dray was encouraged to see proportionate reduction and happy that it is still rental units which was the original intent.

Nancy Jacobsen MOVE to support the revised amendment for Stable Path; second by Eric Dray; approved 6-0.

FY 2012 Application Round:

Review one application at a time for comment and questions with the intent to invite those as needed for further conversation to attend a future meeting:

Housing Office: partial funding, 10 hours per week; straightforward. No further questions at this time.

Historic Commission: display cases, makes sense. No further questions at this time.

Town Clerk: archival storage, seems like necessity. No further questions at this time.

Cemetery Commission: Winthrop Street Cemetery Assessment: Needs further clarification of scope and budget, the budget does not add up. Probably should start with just the assessment to develop a plan, maybe \$25,000 - \$30,000 and then next round consider additional funds for actual repairs. Perhaps a conservator could provide a workshop and volunteers could assist with the repairs. Assessment is the first step. Contact Martha Lyon for additional information if possible.

20 Summers Inc: Hawthorne Barn renovation: 20 Summers Inc is not the owner, should the applicant be the owner? Is there a lease agreement?

Eric Dray: Can put historic restriction on barn. The barn is a very important structure in town; thrilled to see this application. Must provide periodic public access no matter who owns it.

How are programs offered to residents – little or no cost?

If project is not fully funded – how would they proceed? How make up the difference?

Minutes: Nancy Jacobsen MOVE to accept the minutes of 11/23/10 as written; second by James Hall; approved 5-0-1 [ED]

Other: Annual report due 1/26/11.

Next Meeting scheduled Tuesdays, 1/4/11, 1/18/11, and 2/1/11 at 4:00 pm. Public Hearing 2/15/11. Invite Cemetery Commission ASAP, perhaps 1/4/11 and 20 Summers Inc on 1/18/11. Don't need to see others at this time.

Adjourned 5:28 pm.

*Submitted by:
Michelle Jarusiewicz,
Community Housing Specialist*