

COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES Community Center

March 10, 2009, 9:00 am

Members present: Bill Dougal, Tom Roberts, Bryan Green, Arturo Alon, Dorothy Palanza, and Eric Dray.

Excused absence: Steve Milkewicz and Dennis Minsky

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

Public Statements: None

Minutes:

Bryan Green MOVE to approve minutes of 2/17/09 as amended; second Arturo Alon; approved 4-0-2.

Arturo Alon MOVE to approve minutes of 2/3/09; second Bryan Green; approved 4-0-2.

Community Housing Specialist Report:

90 Shank Painter Rd.: Town staff met with The Community Builders [TCB] staff on 2/25/09 to review various components of the project including the schedule [see attached]. Some of us later met with John McCormack of MassHousing as he conducted a site review at 90 Shank Painter [see attached follow up email]. The ambitious schedule calls for town comments to MassHousing by March 17th and MassHousing issuing a site eligibility letter by March 31st. TCB would then submit its application to the Zoning Board and its tax credit application by June 30th.

FY 10 Housing Office Budget: The Housing Specialist submitted a budget for FY 2010 to the Town Manager for \$59,740 which was approved by the Board of Selectmen on 1/8/09 and by the FinCom on 2/12/09. The Community Preservation Committee approved the budget on 2/24/09 and it has been submitted as part of the CPA warrant article. Next step is town meeting. The Housing Specialist will prepare a draft info sheet. Note that the Director of Municipal Finance has indicated that the unspent balance of year one for the housing office [\$8,752 expended out of \$50,000]:

“... funds closed to the affordable housing fund balance in the CPA fund as of June 30, 2008. If we want to use them they will have to be appropriated, and approved at Town Meeting.”

CPA Funding Requests: The CPC approved both Stable Path and 83 Shank Painter CPA housing requests for submission to town meeting. Information sheets will be needed for all projects. Support will be needed prior and during town meeting.

Herring Cove Village: The Board of Selectmen approved the Marketing Plan for Herring Cove Village on 11/24/08 which was then submitted to DHCD on 12/2/08. DHCD requested a full Local Action Unit [LAU] application in order to review the marketing plan. A full LAU was submitted to DHCD on 12/31/08 and is under review. The developer, CHR, and I have submitted responses to their questions. As of today, 3/9/09, we still do not have approval of the Marketing Plan, nor of the LAU.

2008 Subsidized Housing Inventory Update: The 40B Subsidized Housing Inventory update was submitted on 12/18/08 with materials in support of **122** affordable units, which constitutes **5.92%** of our total year-round housing units of 2,062. Previously [1/16/07] we were certified at 6.21%. Many of the recent new units need LIP/LAU applications to be considered for addition on the inventory.

Upcoming dates: 4/1/09: Affirmative Fair Marketing & Conducting Lotteries for Affordable Developments, which replaces the one on 2/4/09, in Boston.

4/6 & 4/7, 4/13 & 4/14 – Annual & Special Town Meetings

Town Meeting Preparation:

CPA Proposal Consideration:

General discussion that individual members would present different CPA projects, generally the CPC is the proponent followed by a brief statement of the committee vote and reasoning for support, then other boards and committees report and voter discussion. Review highlights and talking points at next meeting. Volunteer assignments:

Town Hall -- Eric Dray
Housing Office -- Bryan Green
Suzanne's Garden – Arturo Alon
83 Shank Painter Road – Bill Dougal
Stable Path – Dorothy Palanza

9:36 am Arturo Alon recuses himself and leaves the room.

Discussion about need for information regarding need for affordable housing, number of people on list, numbers per bedroom size, keep it simple. All handouts must be approved by Moderator prior to town meeting.

9:56 am Arturo Alon returns

10:00 Bill Dougal recuses himself and leaves the room and meeting.

Suzanne's Garden: Some discussion about article and letters of support along with appraisal. Appraised value \$335,000 as parking lot.

Other: Status of audit for Sandy Hill Lane project – it is underway, they hired CPA firm to complete.

Next Meeting scheduled for 3/31/09, 9am.

Adjourned 10:25 am.

Submitted by:

*Michelle Jarusiewicz,
Community Housing Specialist*