

DARTMOUTH



MASSACHUSETTS

Community Preservation Committee

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Howard Baker-Smith, Chairperson
James Bosworth
Michael Kehoe
Elaine Lancaster
Stuart MacGregor
Damon May
Kevin Shea
John Sousa

MINUTES

November 4, 2015

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DARTMOUTH TOWN CLERK

Members present: Howard Baker-Smith, Chair
Damon May
Kevin Shea

Members absent: James Bosworth
Michael Kehoe
Elaine Lancaster
Stuart MacGregor
John Sousa

The meeting was called to order at 6:48 p.m.

Margaret Latimer is relocating and has stepped down from the CPC.

A quorum was not present, therefore, no action was taken regarding the approval of minutes and invoices.

The Memorandum of Understanding for the Russell Garrison National Register Nomination project has been executed by David Cressman and Mr. Baker-Smith.

NEEDS ASSESSMENT

The meeting was scheduled to include a public hearing. Because of the lack of a quorum, a vote could not be taken to enter into such hearing. There were people from the public in attendance, and Mr. Baker-Smith felt they should have the opportunity to be heard. Mr. May and Mr. Shea agreed.

The Needs Assessment is updated annually. Relevant Town Boards, as well as some grantees, were sent a copy of the current Assessment and were invited to comment and suggest any changes.

Open Space and Recreation

Susan Guiducci, chair of the Agricultural Preservation Trust, was present and referred to a list of properties that had been created by herself, Michael O'Reilly, Beverly King and Deborah Melino-Wender, along with the input of others. She said four of the properties were considered in possible jeopardy (for development). Two are currently on the market: the Holy Cross Fathers and the Motha "Ocean View" properties. The other two are the John George Farm and the Tavares Hillside Farm.

Ms. Guiducci said that the quality of a farm's soils is an important consideration. When matching state funds are being sought from the Agricultural Preservation Restriction Program, 51% of the soils must be deemed "prime." She feels that the economic viability of a farm property is also important. She gave an example of the Dutch Belt Farm. It contains a successful poultry operation called Copicut Farms. The state would not consider it for an APR at one time due to the lesser quality of the soils. Ms. Guiducci feels it is not just about the soils, it is also about the farmers as stewards of the property. She said the best possible use for the Dutch Belt property is raising livestock. Copicut raises chickens and turkeys and has added swine. They have done an "extraordinary" job and are protecting the property. She suggested expanding the "Current Priorities" section, item 2 in the Needs Assessment to include language regarding the economic viability of farm properties.

Alan Heureux of the Pathways Committee was present. He said his committee is interested in creating a connector between the trail heads at Parsons Reserve and the Russells Mills Landing. He had presented the idea to the Parks Board, and it was fully supported. The board had suggested adding a sidewalk as well. Pathways would like to apply for a CPA grant, and Mr. Baker-Smith suggested they submit an Eligibility Application.

Mr. Baker-Smith said that the CPC had moved some of its unrestricted funds to the open space reserve in an effort to set aside funds. They may discuss allocating additional funds to the reserve in FY 2017.

Community Housing

The Housing Production Plan has been finalized. Some of the language in the Community Housing section of the Needs Assessment will need to be updated, including dates and the Town's affordable housing inventory percentage. Mr. Heureux said there will be 36 affordable units on the Lincoln Park site added to the inventory in December.

Historic Preservation

Beverly King had sent an email saying there is a potential future project by the Mass. Audubon Society for the historic preservation of the exterior of the Fernandez House located on the Stone Barn Farm property.

Mr. Heureux spoke of his concern for the former Davol Store. It appears the exterior of the building is not being maintained. Mr. May said a committee of private citizens has been formed to address theirs and others' concerns about the building's disposition. Plans have been drawn up outlining the structure as it exists. If prospective buyers were to show interest in the property, the plans could be presented.

Mr. May said the Historical Commission had reviewed the Needs Assessment and suggested one change. Under Goal 2, first objective, they would like the year of the inventory Form B's to be through 1899 instead of 1900.

There was no further public comment regarding the Needs Assessment. Mr. Baker-Smith will present the input from the evening to the Committee for consideration at the December meeting.

PROJECT UPDATES

Russell Garrison National Register Nomination

The deed has been executed by the Historical Commission to transfer the property to the Parks Department. The filing fee will be \$125, and Mr. Cressman feels that cost should be borne from the CPC's administrative budget. No action could be taken, therefore, the matter was tabled.

Stone Barn Farm Restoration

Mr. Baker-Smith had met with Greg Barnes, Mr. Cressman and Attorney Savastano. Mr. Savastano acknowledged he issued the legal opinion which did not identify any aspect of the proposed project as being ineligible for CPA funds. The Town has requested a breakdown of project expenses showing which charges were for the caretaker's apartment. Mr. Savastano said the facts of that project are not the same as those of the Helfand Farm project. Mr. Baker-Smith said he would contact the Mass. Audubon Society and encourage them to provide the requested expense breakdown. Mr. Barnes was present and said if Mr. Savastano renders an opinion to release all the funds, he will sign off on the final disbursement.

A discussion took place regarding project close outs. The Town Accountant's Office had provided a list of completed projects which have unexpended funds. Those funds will be recaptured to the corresponding reserves. Closing out projects requires a vote, therefore, the matter was tabled.

A discussion took place regarding the policy for the disbursement of project funds. The Town Treasurer has put in place a document entitled "Community Preservation Fund Appropriation Payment, Accounting and Procurement Policy". Mr. Barnes wants to simplify the language on page 3 regarding the State Prevailing Wage law. Mr. Barnes also wants to see more committee oversight regarding grantee reimbursement requests. He proposed the CPC designate one or more members to review all project requisitions for compliance and appropriateness prior to Mr. Barnes signing off. He will draft language to that effect to insert in the Policy.

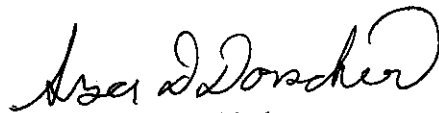
Mr. Barnes proposed a language insertion to the Grant Agreement and Project Application. The reimbursement of administrative costs incurred by the staff of grant recipients is prohibited. The law does not provide for the subsidization of operating costs. Mr. Baker-Smith feels the new language should be added to the Submission Guidelines, as well.

The CPC was in receipt of one eligibility application which will be discussed at the December meeting.

The next meeting will be held on December 1, 2015.

There was no other business, therefore, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,



Susan D. Dorschier
Administrative Clerk

Approved,



Howard Baker-Smith
Chair