

Approved March 27, 2014



# Town of Duxbury Community Preservation Committee

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DUXBURY, MASS.

## Minutes of February 27, 2014

The Community Preservation Committee (CPC) met on Thursday, February 27, 2014 at 8:00 AM in the Mural Room at the Duxbury Town Hall.

**Members Present:** Holly Morris, Cynthia Ladd Fiorini, Tony Kelso, Kathy Palmer, Terry Vose

**Members Absent:** Sarianna Seewald

**Staff Present:** Susan Ossoff, Administrative Assistant

The meeting was called to order by Chair Holly Morris at 8:05 AM.

### Citizen Input

None

### Affordable Housing Update

Diane Bartlett accompanied by Leslie Lawrence presented an update on Affordable Housing.

- **Camp Wing:** The application is finalized. If a permit is issued, an RFP will be done for a developer who will manage the entire process. There will be 3 moderate and 3 affordable units. There is a hearing on March 11 regarding releasing the Conservation Restriction that was inadvertently put on this part of the property
- **Grange:** The RFP is being finalized and will be for one unit with three bedrooms. Holly Morris asked where the house will be located; Ms. Bartlett replied it will be in an area similar to where the Grange is now but honoring required setbacks. The RFP will state that the new house should retain some of the design elements of the grange so to the extent possible it looks similar to the grange.

Tony Kelso asked if when it is sold, if the land will be conveyed with the property. For the Congress Street project, the land stayed with the Town, creating layers of issues, so for this project the land will be conveyed with the house. Kathy Palmer asked if there will be restrictions on the building such as for vinyl siding; Ms. Bartlett said she did not know and would look into it.

A discussion ensued about whether the Planned Production Plan recommended professional assistance for housing, or how this could be accomplished. One idea is to expand or redirect the Town Planner, perhaps 8 hours a month, to these responsibilities. Another question raised was whether CPC can pay an employee or consultant. Marshfield pays a housing coordinator out of CPC funds so it seems as though it might be possible. A person in this position could monitor subdivisions, review and revise restrictions, and apply for funding.

Diane is currently working to identify a lottery coordinator. DHCD does not have a list.

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- Duxbury Estates: this is staying as an over-55 community without any affordable housing. The people who already have bought units there when the plan did not include any affordable housing object to now having affordable units included. A new payment plan has almost been finalized.
- Duxbury Woods; The over-55 requirement has been waived because the over-55 market is saturated
- Island Creek – Tremont Street: This has been changed and there will be no assisted living here, it has been changed to all over-55 housing. There will also be 94 senior enhanced units. Rents at Island Creek have increased and Ms. Bartlett has talked to MA Housing, DHCD, and legislators and attended a meeting about this. Island Creek East met requirements and HUD approved a subsidy; but HUD did not approve the Island Creek West subsidy. The rents increased 6% in August and there were additional increases. There was a discussion about applying to CPC for a subsidy to pay half of the rent increase if Island Creek would pay half of the increase, with the tenants paying a nominal share. It was estimated that this would cost \$100,000 over 4 years. It was advised that this program not be instituted, because it will have to be ongoing and will be expensive. After further meetings with Island Creek, it was agreed to raise rents by the Consumer Price Increase each year, and each of the 48 units will be worked with to put them in Island Creek North or Island Creek East where there are subsidies. Tony Kelso asked if there is any State or Federal help for this; Ms. Bartlett replied there is not and the change in subsidies will affect 12,000 units across the state.

Holly Morris asked if Beacon intends to ask CPC for funding. Ms. Bartlett said yes, they are in the process of applying for tax credit funds to DHCD. This is a competitive award and there are lots of criteria considered and much competition for tax money. Getting some funding will help show community support which will help with getting Beacon to the top of the list. The tax credit money is needed in order to fund Island Creek North.

Town Meeting considerations: Special Town Meeting Article 9, Housing Allocation Plan, Part D, Rental Assistance Program, will be deleted. Special Town Meeting Article 10, Amend Zoning By-Laws: Affordable Housing Trust Fund will be postponed.

Ms. Bartlett had intended to provide some handout materials to the Committee and will provide them for distribution at the next meeting.

In terms of possible CPC requests next year related to housing, Tony Kelso asked if Beacon (Island Creek) will want some CPC funding next year; Ms. Bartlett said inclusionary money might be used for that instead. CPC money might be sought for a consultant to help with housing issues. More work will be done on this and perhaps an RFP will be developed.

Cynthia Ladd Fiorini asked whether the lot where the old police station is located could be used for affordable housing. Ms. Bartlett said the Town wants to sell the lot to buy down the cost of the police station. Lincoln Street is still available, but unlike previous projects the goal would be to hire a consultant to manage the entire process for that site.

### **Update on Meeting with Finance Committee**

Holly Morris met with the Finance Committee on February 26. There were a few questions about the projects on the warrants. Kathy Palmer reported that there were lots of questions about the kayak rack project. There were also questions about using portable hard drives for the scanner. Holly Morris raised the issue of how to finance land acquisitions in light of declining CPC revenues.

### **Administrative Matters**

#### **Bills**

There are two invoices for Seacoast Engineering for the Grange project:  
One dated January 14 for \$2995  
One dated January 31 for \$1150

On a motion By Tony Kelso, seconded by Terry Voss, it was unanimously voted 5-0 to approve invoices dated January 14, 2014 and January 31, 2014 for Seacoast Engineering in the amounts of \$2995 and \$1150, totaling \$4145.

#### **Minutes**

On a motion by Cynthia Ladd Fiorini, seconded by Terry Voss, the minutes of February 13, 2014 were unanimously approved by a vote of 5-0.

Respectfully Submitted,  
Susan Ossoff