

COMMUNITY PRESERVATION ACT (CPA) COMMITTEE MEETING

Tuesday September 4, 2012

Minutes

Members present: Robert Mumford -Chair, Ed Brookshire, Robert Finley, Lisa Panaccione, Judy Poulin- Clerk

Members absent: Linda Haspel, Peter Wade, J. Camp

Chair Robert Mumford called the meeting to order at 5:00PM.

Chair Mumford brought up the need to inform members about the time commitment of each meeting and when the meetings would take place. More on this in future meetings.

Peter Wade had submitted comments to the board through the chair on using guidelines as way to develop consistent measures for proposals.

The next item was the town's application to purchase the T-Time property at 4790 State Highway to develop as affordable and market rate housing units for sale and rent. In the absence of more information from the Board of Selectmen a motion was made by Ed Brookshire to approve the application if it is resubmitted as 100% affordable. Second made by Bob Mumford. Discussion about same. A vote was called with four against 100% affordable and 1 vote for. The single vote was Ed Brookshire with Bob, Lisa, Judy and Bo against.

The second vote to not allow mixed use on this purchase proposal was moved by Judy Poulin and seconded by Lisa Panaccione. Vote of 4-0-1 to not allow mixed use. Ed Brookshire was the abstaining vote.

A suggestion was made by Lisa Panaccione to entertain a proposal use the buy-down program as a way of adding to affordable housing stock. Mr. Mumford explained that we are charged with helping move ideas forward. The meeting then moved to meet with the selectmen as a joint session. Sheila Vanderhoef explained that the new proposal was 100% affordable (without market rate properties), using $\frac{1}{3}$ of the acreage with the rest left for recreation and open space.

Marie Nourgent offered a presentation on ways to use the T-Time space. Tom Johnson brought up that the original idea to purchase this property was to create affordable space which now has turned into recreation and open space ideas. The town owns other parcels which could be converted into affordable housing.

Bob Mumford explained our votes taken in our previous session which now excluded 100% affordable housing on a parcel.

The Board of Selectmen then discussed their options including opening a future meeting to the public.

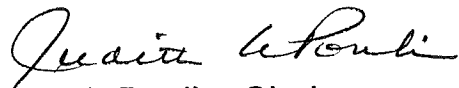
Maureen Fagen suggested that they approach the seller and ask for an extension based on all the comments.

The BOS then voted to cancel the October 1st special town meeting.

Ed Brookshire motioned to end our CPC meeting and Judy seconded.

Motion to adjourn was passed unanimously at 6 PM.

Respectfully submitted by


Judith Poulin, Clerk