

COMMUNITY PRESERVATION ACT COMMITTEE
MEETING MINUTES
5:30 PM, Wednesday, December 7, 2016
Earle Mountain Room

Members present: Peter Wade, Michael Hager, Jay Camp, Carolyn McPherson, Eileen Morgan

Members absent: Jim Baughman, Dan Coppelman, Ed Casarella, Ed Brookshire

Staff present: Paul Lagg, Town Planner, Debbie Cohen, Administrative Assistant

The meeting was called to order at 5:30 pm.

Minutes – A motion (McPherson, Camp) to approve the minutes of October 5, 2016, carried 5-0. A motion (Camp, McPherson) to approve the minutes of November 2, 2016, carried 5-0.

Cape Cod Village (CCV) interview – Gisele Gauthier and Bob Jones were present. Mr. Jones recapped his presentation from the previous meeting describing the proposal. Ms. Gauthier provided information regarding CPA requests submitted to neighboring towns as well as other sources of funding for the project and how operating costs would be covered. She anticipated the start of construction within the next two years, depending on when funding was available. Mr. Jones explained how Massachusetts Medicaid would contract with the North East Educational and Developmental Support Center (NEEDS) to run the site and confirmed he would send additional information about NEEDS. Mr. Wade asked about the building design, which Mr. Jones explained as being especially suited for autistic individuals. Mr. Wade noted the residences would be deed restricted as affordable.

Children's Place interview – Scott Kerry and Meghan Kemp were present. Ms. Kemp described the proposal, which was part of a larger addition and alteration project, and noted she was waiting on the final two playground bids to come in. She explained that the playground was not intended for use by the public as it would be a liability concern. Mr. Wade asked for additional information regarding prices of the structures, a site plan which included the playground and a summary sheet specific to the playground project. Mr. Wade discussed other Town funding already given for the construction project and asked if any other town CPACs were being asked for money. Ms. Kemp replied that other towns were being asked to contribute for other parts of the project.

Governor Prentice Residences interview – Rich Hayden and Jay Coburn were present. Mr. Coburn described the history of the proposal and Mr. Hayden described the current proposal in its relation to the town Housing Production Plan. The committee members discussed their concerns with the site design. Mr. Hayden explained that three units would be fully ADA compliant, but all units would be visitable by handicapped persons. He also indicated that storage for residents would be in-unit only. Mr. Lagg stepped in to provide a synopsis and timeline for the comprehensive permit application currently under review by the Zoning Board. Ms. McPherson asked if any other towns were being asked to contribute. Mr. Coburn responded that CPA applications had been submitted to four neighboring towns. Mr. Hager asked how essential CPA funding was for the project. Mr. Hayden replied that the MA Department of Housing and Community Development required some level of local financial commitment which could be extended over a period of three years. Mr. Hayden also commented on the unknown financial scenario his development team would face under the Trump presidency.

Other Business – Mr. Lagg handed out revised Affordable Housing Trust (AHT) CPA applications, explaining they were adjusted to better match available funds. He also announced the AHT had voted to return \$200,000.00 to the CPAC of the \$860,000.00 they had sought to reallocate.

Mr. Lagg added that Bob Seay would like to present to the committee in February regarding changes to the plans for the Chapel in the Pines.

Mr. Wade suggested adding a second January meeting. The committee members discussed their availability.

Adjournment – A motion (Camp, Morgan) to adjourn, carried 5-0. Meeting adjourned at 7:50 pm.

Respectfully submitted as prepared by Debbie Cohen

Michael Hager, Clerk