

COMMUNITY PRESERVATION ACT COMMITTEE
MEETING MINUTES
5:30 PM, Wednesday, January 25, 2017
Earle Mountain Room

Members present: Peter Wade, Michael Hager, Jay Camp, Carolyn McPherson, Eileen Morgan, Dan Coppelman, Ed Casarella, Ed Brookshire, Jim Baughman

Members absent: None

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

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

Minutes – A motion (Brookshire, McPherson) to approve the minutes of January 4, 2017, carried 9-0.

Mr. Wade brought up a few miscellaneous items for discussion, including a review of the available funds sheet and Stuart Saginor's campaign to find co-sponsors for new CPA legislation. The committee members then discussed the proposed conditions checklist. They agreed to remove condition #7 and the last sentence of #6, as well as to combine #23 and #24 into one condition. Mr. Lagg reassured the committee that he would make the warrant and grant agreement processes as transparent as possible.

Children's Place review – Mr. Wade pointed out a discrepancy in the paving budget and suggested the committee may want to increase the award amount. Scott Kerry was present and explained that no additional funding was budgeted for the playground portion of the renovation other than CPC funds. He added that there would be no allowed public use of the playground during school hours, but the playground would be available when the Children's Place was closed. A motion (Casarella, Coppelman) to raise the Children's Place award request to \$11,500.00, carried 9-0. The committee members discussed possible conditions to assign to the project.

390 Locust Road review – Mr. Wade advocated for raising the award amount to \$200,000.00. The committee members discussed the option and decided the amount could always be reduced at Town Meeting if needed. A motion (Coppelman, Camp) to raise the 390 Locust Road open space purchase award request to \$200,000.00, carried 9-0. The committee members discussed possible conditions to assign to the project.

Affordable housing applications review – The committee members discussed the possibility of receiving additional money back from the Affordable Housing Trust (AHT). They also recommended that the Trust withdraw its request for \$50,000.00 in new funding. Ms. McPherson agreed to communicate the ideas back to the Trust members for review at their next meeting. She appreciated that it was an unusual year for affordable housing CPC funding requests.

Mr. Casarella suggested that the Cape Cod Village project be fully funded. The committee members agreed that the project was worth funding, but with limited money available Mr. Wade suggested awarding half the money this year and half the money next year (if possible).

Mr. Coppelman discussed his displeasure with the T-Time architectural design and commented that he was unlikely to recommend funding the project. The committee members discussed their concerns

about the proposal but decided that ultimately the need for affordable units was too great to ignore. Mr. Wade reminded the committee that both 40B projects need to show community support in order to receive low income tax credit financing. He noted that the Purcell project was already receiving significant assistance from the Town for infrastructure completion. Mr. Lagg recapped the affordability rates of both of the projects. The committee members discussed various options for how to split funding between the two applications and decided to wait to hear back from the AHT before settling on amounts.

Mr. Lagg reviewed comments from the MA Housing Partnership regarding CPA funding of the proposed new AHT programs. He ensured the committee that language describing the programs would be modified to make them CPA compliant. Mr. Lagg also asked the committee members their opinions on whether the Trust reallocation application was confusing.

Adjournment – A motion (Brookshire, McPherson) to adjourn, carried 9-0. Meeting adjourned at 8:05 pm.

Respectfully submitted as prepared by Debbie Cohen

Michael Hager, Clerk