

COMMUNITY PRESERVATION ACT COMMITTEE
MEETING MINUTES

5:30 PM, Wednesday, February 1, 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 (Coppelman, Casarella) to approve the minutes of January 25, 2017 as revised, carried 9-0.

CPC grant agreement resolution – A motion (Camp, Casarella) to accept the resolution as written [see enclosed], carried 9-0.

FY18 Affordable Housing Trust (AHT) proposals – Ms. McPherson announced that the AHT was withdrawing their \$50,000 request for new funding. She then detailed changes proposed for the reallocation application made in part to address concerns from the MA Housing Partnership: 1) 'rehab' funding was changed to 'preservation' funding to be used for pre-existing affordable homes, 2) programs to create new units were moved under the rental expansion program umbrella, and 3) \$300,000 in additional funds were to be returned to the CPAC with the intent to apply for new funding next year. The committee members discussed conditions for the application.

A motion (McPherson, Morgan) to amend the AHT application to include new definitions of the programs and a new dollar amount of ~\$359,017.00 and to recommend approval with conditions as written, carried 9-0.

FY18 Cape Cod Village proposal – Mr. Casarella raised the option to fully fund the project in one round, rather than splitting the funds across two years. The committee members discussed the idea and decided to stick with two rounds of funding. A motion (McPherson, Baughman) to recommend approval of \$50,000.00 with conditions as written, carried 9-0.

FY18 Tee-Time and Purcell proposals – Ms. McPherson provided a comparison sheet of the two projects. Ms. Morgan commented that both projects needed to show local support and funding in order to receive additional state subsidies, and she reminded the Committee that the Purcell proposal was already receiving support from the Town. The committee members agreed that the best way to balance the appearance of local support was to recommend the Tee-Time proposal receive proportionally more CPAC funding.

A motion (Coppelman, Casarella) to recommend approval of \$300,000.00 for the Purcell proposal with conditions as written, carried 9-0.

A motion (McPherson, Morgan) to recommend approval of \$600,000.00 for the Tee-Time proposal with conditions as written, carried 8-1 (Coppelman opposed).

FY18 Children's Place proposal – A motion (Camp, Casarella) to recommend approval of \$11,500.00 with conditions as written, carried 9-0.

FY18 Open Space proposal – Mr. Wade commented that negotiations were still ongoing and he had no sense from the Board of Selectmen whether the sale would go through.

A motion (Camp, Morgan) to recommend approval of \$200,000.00 with conditions as written, carried 9-0.

Ongoing projects - Mr. Casarella commented that the Field of Dreams project was anticipated to be completed by the end of the summer. Mr. Wade said he expected Bob Seay to provide a Chapel in the Pines update at the March meeting. Mr. Lagg explained the Dill Beach Camp was waiting on the completion of one additional item per the Historical Society.

Other Business – Mr. Hager announced that Julian Cyr had recently signed on to the bill to increase CPA revenue (Sarah Peake was already a co-sponsor).

Adjournment – A motion (McPherson, Baughman) to adjourn, carried 9-0. Meeting adjourned at 7:00 pm.

Respectfully submitted as prepared by Debbie Cohen

Michael Hager, Clerk

enc. CPC resolution



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February 2, 2017

To Whom It May Concern:

At a duly advertised public meeting on February 1, 2017, the Community Preservation Committee passed the following resolution:

Resolved:

That the Eastham Town Planner will ensure that the conditions fixed by the CPC for its recommended grants will be included in the agreements to be signed for such grants approved by the annual Town Meeting; and

That the CPC Chair shall be included as a signatory of all CPC-recommended grant agreements approved by the annual Town Meeting.

Motion made by:

Seconded by:

The Vote (For-Against-Abstain):

Respectfully Submitted,

Michael L. Hager, Clerk
Eastham Community Preservation Committee