

## Community Preservation Committee December 18, 2013

Present: Deb Ricci, Didi Chadran, John Martin, Joe Hutchinson, Beth Williams, Deb Thomson, Joanne Ward, Joe Schmidt, Leo Blair

Guests: Wendy Sisson, Sydney Blackwell

The meeting convened at 7:30 pm. Deb R read a letter from CHOICE (Chelmsford Housing Authority). CHOICE had purchased the Great Elms when the property was in default. CHOICE is planning to construct nine units on the Great Elms property at a cost of approximately \$325,000 per unit. It is seeking contributory funding from the town and potentially from CPA funding. After some discussion members voted unanimously that CHOICE should be advised that their request is outside this year's grant cycle, and that CHOICE could submit a grant request next year. Deb R will write a letter to them explaining this.

Wendy Sisson presented the grant request of the Harvard Conservation Commission for \$200,000. She explained the need to build up reserves in order to purchase conservation land as it became available. She listed several recent purchases by the HCC of land in Harvard and mentioned that there were negotiations on a pending purchase which could not be disclosed at this point. Also the Harvard Conservation Trust wants to sell a parcel (the Brown property) to the town to prevent development. This would cost approximately \$600,000. Wendy also pointed out that CPA funding cannot be used for work on land which has not been purchased with CPC funds.

Leo presented the grant request of the Mass Affordable Housing Trust for \$200,000. The money would be used to support development of the 28 acre McCurdy property at 166 Littleton Road. The development would be a 40B project with 5 condominium units in the existing house, 9 units of new construction and 3 lots on Pinnacle Road. 4 units would be affordable. 10 acres would be maintained as parkland. Total purchase price was \$1.2 million. Initial costs for soil testing, septic, insurance, debt service et cetera is around \$60,000.

Deb R noted that the Annual Report was due in January. Deb R and Deb T will do the initial draft. The next meeting will be January 15th and will start at 7 pm so that the public meeting can be held before the regular committee meeting. Deb R stated that she had requested some clerical support from the town but it had not happened. She will contact Liz Garner about this. Joe S noted that other committees need this as well.

Deb T asked that the Hildreth House Committee be invited back to answer some additional questions about their grant request. There is some lack of clarity about the status of the grants if the larger project is voted down at town meeting. Deb T said she would contact them to make the request.

The meeting adjourned at 8:45 pm.