



TOWN OF NORTHBOROUGH Community Preservation Committee

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Approved March 27, 2008

Community Preservation Committee Meeting Minutes November 29, 2007

Members Present: John Campbell, Chairman; Chris Kellogg, Don Haitsma, Andy Clark, Joan Clowes, Jane Fletcher, Bob Rosenberg, Tom Sartori, Todd Helwig

Others Present: Kathy Joubert, Town Planner; Allison Lane, Recreation Director; Stuart Saginor, Executive Director, Community Preservation Coalition

Meeting began at 7:00pm.

October 25, 2007 minutes approved.

Special Municipal Employee Status - Chris Kellogg asked to discuss this and would like CPC to have this status. John Campbell asked, due to full agenda tonight, to table this discussion until the February meeting. Kathy Joubert will provide members with a memo from the Assistant Town Administrator regarding this matter.

Stuart Saginor, Executive Director, Community Preservation Coalition - Presentation to CPC regarding overview of CPA and updates since its adoption:

Coalition initially comprised of Trust for Public Land (fiscal partner), CHAPA (Citizens' Housing and Planning Association, Audubon Society, Trustees of Reservation, MA Affordable Housing Alliance, Preservation MA, and National Trust for Historic Preservation.

- Steering Committee will be created in 2008 as coalition has grown significantly in size since creation of Community Preservation Act.
- 1/3 of the communities in MA have adopted CPA
- ½ billion dollars have spent in CPA funding to date
- CPA cannot be revoked on the local level until it has been in place for 5 years
- Chelmsford, Lincoln and Amherst have all increased their surcharge since adopting the CPA
- Recreation and housing funding has significantly increased on local level with 38 million dollars out of ½ billion dollars funded to date for recreation and housing applications
- Bonding, non-municipal projects, mixed use projects, and leveraging funds are growing areas for CPA funding

Bonding example - borrowing for land purchases.

Non-Municipal Funding example - grant examples such as Cambridge setting up historic fund for homeowners to apply for grants; need clear public benefit for non-municipal projects such as restriction provided to town for open space, affordable housing stays affordable, historic project will not be demolished, must serve public good.

Mixed-Use land Acquisition - diversify funding, multiple uses satisfy multiple parties, utilizes smart growth principles.

Leverage - use funds as leverage with self help grants, MA Historical Commission grants, private funds thru fundraising.

Challenges for CPA moving forward:

- October 2007 was last time towns will receive 100% match. Anticipate a 65% match in 2008 and a 30% match in 2009.
- Coalition proposing legislation, Senate Bill No, 137, to increase funding sources to provide a minimum 75% match to communities. More communities would adopt CPA also if 75% match was guaranteed by legislation
- Bill No. 137 also seeks clarification of recreation language in statute to allow for rehab and restore of park lands not purchased with CPA funds.

When local CPC's consider applications, should look at following to determine project eligibility (matrix was provided to members from Coalition):

- Acquire
- Create
- Preserve
- Support
- Rehabilitate and/or restore

Recreation category in question lately regarding purchase of playground equipment for town owned land not purchased with CPA funds. Per CPA, not allowed to purchase playground equipment for school fields or town fields when the land was not purchased with CPA funds. Communities have been funding playground equipment using "preserve" or "create" although statute is not clear. Refer to DOR 2002 memo found on Coalition's website.

Todd Helwig asked Stuart Saginor specifically about Colburn Street clean-up of contaminated soil. Mr. Saginor believes use of CPA funds is acceptable to clean up soil given that the contaminated land is presently not usable and cleaning up the soil would be consider rehab in order to make the land usable as open space. Also advised to check with town counsel.

Any projects funded by CPA funds should have signage stating the project was funded by CPA. Let people see their tax dollars at work. CPC should also be issuing press releases when projects are approved and when projects are completed.

Mr. Saginor reminded board members to utilize the Coalition's website and to please send in any comments regarding items of interest you would like to see incorporated into the website.

Discussion with Allie Lane, Recreation Director RE: gym floor application

- December 2006 bid was incorrect
- Need to now hire an architect to do the bid properly
- Engineer was recently brought in to examine the floor
- Determined 1979-1980 flood in town hall originally damaged floor. Heat return under floor leaking steam. Do not know how long leak has been happening. Floor buckles in winter when heat turned on in gym.
- Not enough money to fix floor with last year's CPA approved funds
- Application will be submitted this year to correct bid and funding error

John Campbell asked CPC members if administration funds could be used to hire architect in order to determine proper bid. Approximately \$2000 is needed.

Bob Rosenberg made motion to allocate \$2000 from administration funds for hiring of architect. Second by Tom Sartori. Seven in favor, one opposed.

Meeting schedule:

- January 17, 2008 at 7:00pm for historic applications
- January 31, 2008 at 7:00pm for open space and housing applications
- February 14, 2008 at 7:00pm to consider applications and vote on warrant articles
- February 19, 2008 warrant articles due to Town Administrator

Submitted by,
Kathy Joubert
Town Planner