



TOWN OF NORTHBOROUGH Community Preservation Committee

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Approved 3/9/16

January 28, 2016
Community Preservation Committee
Minutes

Members Present: Chris Kellogg, Andy Clark, Kathleen Polanowicz, Todd Helwig, Norm Corbin, Michelle Gillespie, Sean Durkin

Others Present: Kathy Joubert, Town Planner; Rick Leif, NAHC; Terry Giannetto, Amy Poretsky, Diane Smith

Minutes Approved: December 4, 2014 and January 8, 2015

Northborough Affordable Housing Corporation (NAHC) Update:

- Provided by Rick Leif
 - NAHC scheduled for March 28th Board of Selectmen meeting for final approval of use of funds for 33 and 37-39 Main Street
 - Requesting approval from CPC this evening in accordance with funding agreement between Town and NAHC
 - 33 and 37-39 Main Street will be sold by TriCo (division of Trinity Church) to NAHC and NAHC will donate to Habitat For Humanity (HFH)
 - NAHC had properties appraised (33 Main Street appraised for \$263,000 and 37-39 Main Street appraised for \$436,000)
 - TriCo willing to sell both properties to NAHC for \$300,000
 - HFH will apply for comprehensive permit to create 4 units of affordable housing by rehabbing existing houses
- Comments from CPC members
 - Creative and positive combination between church, NAHC and HFH
 - Church is to be commended for selling the properties at far less than market value

Todd Helwig made motion, seconded by Kathleen Polanowicz, to support the use of the previously allocated CPC funds, not to exceed \$400,000, for the purchase of 33 and 37-39 Main Street and to have a plaque installed at the site regarding use of CPC funds. All in favor.

Review of CPC Budgets & Applications:

- Current balances - \$539,000 in revenue and \$543,056 in unreserved fund
- \$54,000 = minimum 10% to be allocated for each category
- \$46,800 for Green debt service – motion made by Todd Helwig, second by Kathleen Polanowicz, all in favor
- \$25,000 for administrative account – motion made by Andy Clark, second by Todd Helwig, all in favor

FY17 Applications:

- Town Common
 - Open space and recreation categories
 - Phase I request of \$480,000
 - Community support
 - Veterans support for Brian Arsenault memorial
 - Motion made by Todd Helwig, second by Andy Clark to allocate \$54,000 from new revenue and \$426,000 from unreserved. All in favor.
- First Parish Church
 - Motion by Andy Clark and second by Michelle Gillespie to allocate \$54,000 from new revenue. All in favor.
- Historic Markers
 - Marker to be placed at First Parish Church
 - Marker to be created for Mark Fidrych, most likely at Memorial Field
 - Andy Clark made motion, second by Sean Durkin to allocate \$4900 from new revenue. All in favor.
- Brigham Street Burial Ground Survey
 - Andy Clark made motion, second by Sean Durkin to allocate \$2000 from new revenue. All in favor.
- Northborough Affordable Housing Corporation
 - NAHC has been so successful and active in utilizing the CPC funds for the creation of affordable house
 - Andy Clark made motion, second by Kathleen Polanowicz to allocate \$100,000 from new revenue contingent on new funding agreement, similar to existing funding agreement with final approval by the Board of Selectmen, and for funds to be spent by NAHC within two years. All in favor.
- Motion by Andy Clark and second by Norm Corbin to move \$252,300 of new funds to the unreserved fund balance. All in favor.
- Motion by Todd Helwig and second by Andy Clark to not fund open space and historic reserve applications this funding cycle. All in favor.
- Allocations result in \$252,300 remaining in new revenues and \$117,000 in the unreserved account.

Community Preservation Plan:

- Motion by Norm Corbin and second by Kathleen Polanowicz to approve and accept the completed Community Preservation Plan, with final edits made by Norm Corbin, as prepared by Central Massachusetts Regional Planning Commission. All in favor.

Submitted by Kathy Joubert