

COMMUNITY PRESERVATION ACT COMMITTEE
MEETING MINUTES
5:30 PM, Wednesday, January 6, 2016
Earle Mountain Room

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

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 (Morgan, Casarella) to approve the minutes of December 2, 2015 as amended, carried 7-0-1 (Coppelman abstained).

Sandy Meadow – A motion (Coppelman, Morgan) to close out the Sandy Meadow parking and pathways project and return unspent funds to the Community Preservation Fund, carried 8-0.

Chapel in the Pines – Bob Seay was present at the hearing. He explained the total amount being requested was now \$224,900, but \$18,000 had been committed by the Nauset Fellowship and could be subtracted from the request. Mr. Wade reviewed the proposal to determine which upgrades were required by state building code and which upgrades were simply general use upgrades. Mr. Seay agreed that the money committed by the Fellowship could be used to pay for upgrades that fell outside of CPA criteria for historical funding. He also noted the Fellowship was applying to the MA Historical Society for additional funding.

A motion (Coppelman, Morgan) to approve for a vote at Town Meeting the sum of \$207,000 allocated to the Chapel in the Pines Historic Preservation Project Proposal for FY2017 subject to conditions to be determined at a future date, carried 8-0.

Affordable Housing Rental Assistance Program – Mr. Lagg explained that the application was not for new rental assistance funding, but rather to re-allocate funds already granted to the program in 2012. Funding for the program runs in a three year cycle, so the proposal would allow for money not spent in the first phase of operation to be rolled into the second phase. Mr. Lagg was unsure if the re-allocation would require a vote at Town Meeting but would look into it.

A motion (Brookshire, Hager) to approve the application, carried 8-0.

Field of Dreams – Mark Powers, Recreation Director described the history of the field and noted it was an entirely volunteer effort to create it. Mr. Casarella explained the site was the primary recreation facility used in town, and he reviewed the proposed upgrade plans. Mr. Lagg noted the Recreation Commission developed a phased upgrade to the site with their consultant. This application for Phase I would include a basketball court, pickleball court and play structures in the area adjacent to town hall, while Phase II would include the field itself. The board members debated if it would be appropriate to allocate funds for design and construction separately, deciding in the end to fund Phase I in a single award amount.

A motion (Coppelman, Morgan) to allocate \$500,000 for FY2017 to be used by the Recreation Department for the Field of Dreams Rehabilitation Project subject to conditions to be determined at a future date, carried 8-0.

Governor Prence Residences – Elizabeth Gawron, Board of Selectman Chair was present at the hearing. She explained the BOS memo of agreement committee had not met yet, and the citizen review committee had met only once so far. She did not anticipate any agreement would be reached before the next CPC meeting in February.

Mr. Wade announced he had followed up on questions from the previous meeting regarding the application. According to his research, CPC funds could be awarded to for-profit organizations. He also believed the amount of \$800,000 was not unusually high. Mr. Camp expressed continued concern with giving funds to a for-profit agency.

Mr. Hager commented that rather than viewing the money as going towards a company's operating costs, it could instead be looked at as paying for a deed restriction on the site ensuring future affordable housing.

Mr. Wade also noted the FY17 affordable housing budget was only \$217,000. The CPC would not be able to approve an \$800,000 request without bonding it, which requires a 2/3 majority vote at Town Meeting. He asked if the Affordable Housing Trust had any money that could be allocated to the project. Ms. Morgan replied she wasn't sure the Affordable Housing Trust would be willing to return money to the Community Preservation Fund, but she would bring it up to the committee.

The Board reviewed the 40B zoning process, possible affordable housing fund allocation and potential alternative uses of the Tee-Time property.

Adjournment – A motion (Casarella, Morgan) to adjourn, carried 8-0. Meeting adjourned at 8:25 pm.

Respectfully submitted as prepared by Debbie Cohen

Michael Hager, Clerk