

**COMMUNITY PRESERVATION COMMITTEE
MEETING MINUTES
WEDNESDAY, November 5, 2008
Community Center**

Chairman Bill Dougal convened the meeting at 6:00 p.m.

Members present: Bill Dougal, Steve Milkewicz, Taylor Polites, Bryan Green, Arturo Alon, and Dennis Minsky.

Excused: Tom Roberts

Other attendees: Community Housing Specialist Michelle Jarusiewicz; Town Manager Sharon Lynn

Public Hearing: Community Preservation Funds Reallocation or Merger:

The Chairman opened for comments Regarding Special Town Meeting:

Article 1, to amend the CPA by-law percentages from 80% for affordable housing, 10% for historic preservation, and 10% for open space to 10% in each category with 70% available for any category.

In favor:

Astrid Berg spoke in favor but wants 80% for town hall repairs. Affordable housing was needed in 2004 but feel the need for repairing town hall now. How much money would be distributed to each category?

Michael Rogovsky: spoke in favor of Article 1 – it is the taxpayers money; town hall must be done, must use all possible sources to decrease the burden on the taxpayer. The percentages can be changed back in the future. The funds can be put into historical this one time.

Barbara Rushmore: Increased taxes lead to increased costs which lead to increased costs for landlords and therefore increased rents. That could force people out of town. Who decides where the 70% goes? Can members of the CPC be recalled? No, some members are appointed by the Board of Selectmen. Predicts article will pass. Can assure that any housing project proposed won't be approved by town meeting if the CPC doesn't support historic preservation. The 70% should be at the discretion of the Board of Selectmen in consultation with CPC. Would like to hear the CPC's intent.

Not in favor:

Ted Malone: Encouraged people not to support Article 1. Many people were involved with the effort to pass the CPA – it was the fact that 80% of CPA funds was for housing that sold it. The CPA is a very important tool for affordable housing. He intends to come forward with 2 developments for approximately 45 units which will need these resources and could leverage \$8 million from other sources. This is the only source.

Patrick Manning: Does not support; CPA passed as 10/10/80. There is still real need for affordable housing. What is the balance in historic preservation now? What would be added if changed? Town Hall is a case of delayed maintenance everyone should pay.

Astrid Berg: Was the CPA originally passed as 10/10/10/70?

No, as 10/10/80

Ted Malone: With CPA funds, there is the ability to do median housing; there are no other sources for median. The Housing Summit listed many housing initiatives, CPA funds could be used to implement.

Elaine Anderson: What are the numbers? There may be misunderstanding on what is available. When on the Board, about \$6.5 million projected with \$3 million already appropriated.

Michael Rogovsky: Where are the jobs for these people? Maybe the percentages can be changed back later.

Clarence : Is Ms. Anderson speaking as citizen or selectman?

Elaine Anderson: as a citizen

Clarence : Is that appropriate?

Article 17 CPA Funds for Town Hall Repairs:

In favor:

Barbara Rushmore: Sponsor of the article which provides two steps: reduce housing allocation to 10% and put historic money specifically for town hall and ask for existing balances in CPA to be released for town hall. She has been told that the Dept. of Revenue and Town Counsel have indicated that we can't move existing funds from different pots of money – that should be corrected. The Attorney General should determine. The need for repairing town hall is great, even if all the money was used, it would not be a misuse of funds. We would be well served to have more affordable rental housing, should prioritize rental housing. The Land Bank is going down, should pay it off and get out.

Astrid Berg: CPC bylaws adopted 4/04, read the section regarding set-aside for future specific purposes and the section regarding amendment process, not necessary to use entire 80%, should help out.

In opposition:

No speakers

Director of Municipal Finance Alix Heilala indicated that the spreadsheet was based on estimates. If 10/10/10/70 split, start with '09 revenues, if borrowed \$3 million for town hall, by 2016 only \$8,000 available. The cash balance would be needed to pay off debt service. If borrowed \$1 million, more flexibility. Various questions and discussion regarding the need to know how much was available and that it needed to be clear.

Public Hearing closed at 7:42 pm.

Bill Dougal: If Article 1 passes, how would 70% be allocated? How much money is available? CPC reports directly to voters according to the CPA legislation. He will listen very carefully at STM. There is an annual RFP process inviting proposals, also accept rolling applications. Need to look at long-term community needs and have a public hearing.

Taylor Polites: has enough info, Historical Commission has not voted yet. CPC receives direction from town meeting, given that, CPC should not make any recommendation to town meeting.

Arturo Alon: Community Housing Council voted NOT to recommend Article 1 or Article 17.

Bryan Green: DOR not definitive answer. If town accepts Article 17, up to AG,

Dennis Minsky: What is the role of the CPC? Is it proper to vote? Conservation Commission has not met yet on this reformation of CPA, not appropriate to weigh in on it. Very moved by all the arguments. Town Hall is historical; it is the heart and soul of the town, would like CPA to help.

Bill Dougal: should reserve recommendation and distribute handout with explanations at town meeting.

Draft handout reviewed; Taylor Polites to finish and forward to the Town Moderator.

Dennis Minsky: moved to Reserve Recommendation on Article 1 and Article 17; second by Taylor Polites, approved 4-0-2 [Bryan Green & Arturo Alon].

Next Meeting scheduled for 11/17/08, 5:30 pm if needed.

Adjourned 8:17 pm.

*Submitted by:
Michelle Jarusiewicz, Community Housing Specialist*