

# Meeting Minutes

**Wednesday March 10, 2004**

**Members Present:** Tom Boland, C. ned

**Members Absent:** Church, Keene, Stewart, (excused) Dowd (excused)

The meeting was called to order at 6:00 pm

## AGENDA

### Violation Form Reviews

1. Violation doing work without benefit of review
2. Work not in compliance as approved by commission

### Status on 139 Commercial Street Project

Sent violation notices out

require that need to amend application form and create form for administrative approval.

### Discussion on Community Preservation Act

Keith Bergman stated that the selectmen voted to support readoption of CPA as proposed by Taskforce Plan on Line at Town website

Ballot for May 4<sup>th</sup> town election needs to be adopted by ballot. There are two ways for ballot: town meeting wait 35 days between town meeting and election, therefore on ballot by petition of voters. Or CPA act administered locally by community vision committee, which would be 9 individuals, 6 appointed by various boards (Concom, Planning, Historical, Recreation, open space, and housing)

3% tax surcharge on property tax bill first \$100,000 of value residential property exempted from surcharge. And low income and moderate-income seniors.

10% of CPA funds to be spent on Historic Preservation

70% to be spent on any three of Open space, Affordable housing, or recreation.

State will match funds, which accept the CPA. Over 20-year period expect 7.5 million under CPA. \$750,000 will be available for Historic Preservation.

80% for affordable housing will be upper 6 million GNTC keeper is the CPA committee. They can bring articles to the Town Meeting. It is a good system to way the merits of competing proposals. CPA communities have done projects, some open space and some affordable housing. Old housed could throw Historic preservation on it. Multiple goals through open space and affordable housing.

Median income allowable through CPA depending on how structured, could use it to help Cape end Manor care campus, assisted living for seniors. Can use funds to purchase property in another town (not just adjoining town) i.e. well fields etc.

CPA takes advantage of a state funding service, CPA funds come from registry surcharge. Measures brought forth require town meeting by CPA committee every time a proposal is made a town meeting vote is required.

### GAP Financing

CPA can be tied into the Cape end manor care campus to continue to provide those services such as assisted living, rehabilitation center, care for elderly 1.5 million would be town cost to come up with care campus.

Patty asked how the Historic District Commission plays into this, and how this affects them. Keith replied that they would not be an applicant or recipient of funds, however their opinion would be important for the Historic Preservation of the community.

Tom said the issue is with GAP financing source for elderly who have guidelines to uphold yet the property does not have the funds. However it could be written in a way that funds are available but reimbursable. Keith replied that there are community level block grant housing rehabilitation loans.

**Administrative Reviews**

Create table for tracking and ratification of approvals. Need to tweak application instructions and forms.