

Minutes, Community Preservation Committee, September 24, 2008
Approved October 8, 2008

Present: Bruce Keep, Chair; Sean Conley, Al DeVito, Lesley Eaton, Glenn Hearn, Ginny Jones, Dale Julier, Peter Rodegast; Tony Nevin, Admin. Asst. Absent: Susan Phelps.
Visitors: Emma Kiley, Pat Manning.

A quorum being present, Bruce called the meeting to order at 5:35 pm. The minutes of the meeting of August 27, 2008 were reviewed and approved unanimously. A list of applications for eligibility and a project summary budget sheet were circulated and reviewed.

Emma Kiley explained the background for application FY09-12 requesting \$25000-\$30000 for door and window replacements for a house that she and Justin Bryant are renting, and that is expected to be available as an affordable ownership home after a series of transactions involving Douglas Hoehn, Michael Jampel, and the Island Housing Trust have been completed. The Planning Board has approved the project, but it may be at least a year before the transactions are completed and the applicants' eligibility is established. The Committee recommended that Ms. Kiley pursue her request with the Island Affordable Housing Fund and that future applications to the CPC should be submitted through an established affordable housing organization. Emma departed.

The CPC agreed to welcome the Board of Selectmen at any of its regular meetings provided that the selectmen held their questions about CPC procedures etc. until all business had been transacted.

Pat Manning arrived and explained the basis for IAHF's three invoices totaling \$40,022 for predevelopment work and loan interest for the 250 State Road project. He stated that the loan for \$405,000 was intended to cover \$350,000 in acquisition costs plus \$55,000 for related predevelopment costs including work with abutters by South Mountain and IHT. He expects that the interest payments will end in the near future when a construction loan is finalized. He also noted that South Mountain was absorbing costs related to delayed payment of its invoices. Ginny moved that all three invoices be approved for payment, Sean seconded, and the motion passed unanimously. The CPC then considered IAHF's request for \$50,000 for the Helm second mortgage fund. Ginny moved that payment be approved, Glenn seconded, and the motion passed unanimously. Dale Julier arrived.

Sean asked Pat to explain the new application FY09-05, "Go Green" fund and its possible use for the Bryant-Kiley proposal. Pat explained that the fund will be supplemented by private grants and will be restricted to support for construction methods and energy-saving measures that make affordable housing less expensive to heat and maintain, and that IHT is assembling a list of qualified and interested architects and builders. Pat and Ginny departed.

The CPC then reviewed all applications for eligibility received for consideration in the current fiscal year.

FY09-01, Habitat house proposed for the Smith College lot. Approved in principle at the meeting of August 27.

FY09-02, WT Cemetery survey and plan. Glenn explained the need for the survey; Tony will ascertain its eligibility for support as Open Space.

FY09-03, WT Cemetery historic records. Glenn described the need to clarify and reconcile the cemetery records; an intern will perform the work.

FY09-04, WT Town Hall sidewalk. Glenn described the plan for a sidewalk that would complement the sidewalk in front of the church, and stated that Bea Phear of the Town Hall Renovation Committee was in favor but funds were not included in the renovation project itself. Questions were raised as to whether the proposal should come from the Selectmen or Public Works, and whether a new sidewalk is eligible under CPA guidelines. Tony will check on the latter.

FY09-05, Go Green fund. Questions were raised on the eligibility of such a fund, and Tony will investigate.

FY09-06, Bridge Commons. It was noted that the Bridge project is large, complex, and expensive, but appears to meet eligibility requirements.

FY09-07, Helm second mortgage loan fund. This is a continuation of a program that was eligible and approved for funding in FY08.

FY09-08, Rental assistance program. This is a continuation of a program that was eligible and approved for funding in FY07 and FY08.

FY09-09, Mill Pond watershed study. This project will gather hydrological data to assess waterflow volumes and quality. A committee has recently been established to address Mill Pond concerns; a representative will be invited to attend the next CPC meeting and clarify its eligibility.

FY09-10, WT Church preservation. Rehabilitation and related work to bring the church into conformity with access and health regulations appear to fall within the purposes of historic preservation.

FY09-11, Old Parsonage restoration. This proposal requests funds to restore a historically significant but privately owned home, and as such should be submitted in conjunction with an established historical preservation organization. The possibility of reframing the proposal in terms of a town easement for pond access, or a conservation restriction having public benefit, was raised. Tony will check the current status of the property in question.

FY09-12, Replacement of doors and windows, was considered during Emma Kiley's presentation.

Al moved that Application FY09-12 be rejected for reasons explained above. Dale seconded and the motion passed unanimously. Al then moved that Applications FY09-01, 02, 03, 06, 07, 08, and 10 be approved for eligibility. Dale seconded and the motion passed unanimously. The CPC agreed to consider Applications FY09-04, 05, 09, and 11 at its next meeting, October 8, 2008, at 5:30 in Howes House.

The CPC agreed to review its Community Preservation Plan but to await a future visioning process for revisions. Bruce reported that the Administrative Assistant position would be reviewed as part of a town-wide personnel review.

The meeting adjourned at 7:25

Respectfully submitted,

Tony Nevin, Administrative Assistant