

## Community Preservation Committee

September 12, 2006 - Meeting Minutes

*Committee members present:* George Bailey, Corey Snow, Arnold Cohen, Robert Young, Arnold Kublin, Peg Arguimbau, Janet Sargent-Tracy. *Others present:* Lois Miller and Mary Tobin, Massapoag Brook Neighborhood Association; Rich Shantz and Gary Bluestein, Recreation Advisory Committee; Wayne Bradley, Planning Board.

The meeting started at 7:05 p.m. The minutes of August 29, 2006, were approved unanimously as amended. Mr. Snow, the Committee treasurer, stated that he had reminded the Town Treasurer, Accountant, and Assessor to file required CP reporting forms with the EOE and the Division of Local Services (DLS). Mr. Bailey mentioned the Committee must file a DLS Initiatives Report form. Mr. Kublin reported that the personnel subcommittee had interviewed two candidates for secretary. There will be an advertisement for secretary in the classifieds of Community Newspapers, and another ad will be posted on craigslist.

Correspondence included a letter to Mr. Bailey from Rep. Lou Kafka about the Housing Authority proposals (**#002 and #003**), and a project submission from Eric Hooper of the Water Department for the historic restoration of an 1896 building that houses the Water Department offices (\$825,000 over two years). Mr. Young stated that the building was a historic property that the Historical Commission intends to include on the official Town registry but that Mr. Hooper has not met with the Historical Commission on this proposal yet. Mr. Young will find out whether funding other than CPA has been applied for.

On September 18, Mr. Bailey will attend the CHAPA meeting concerning CPA, and the Finance Committee meeting to report on CPC recommendations for November Town Meeting. Mr. Young will attend a community planning and preservation meeting sponsored by the Secretary of State's office.

Ms. Miller reported to the Committee that Massapoag Brook Neighborhood Association was "aggressively" seeking funds from its members and other sources toward the purchase of the Billings Street Land (**#004**): "We hope that if we come back to CPC for a lower funding amount, the Committee will reconsider our application," she said. "Perhaps some members might find a lower funding request acceptable." Mr. Young indicated that he, for one, might because the larger amount had been the Historical Commission's main concern. Ms. Miller asked if there was "some [time] flexibility" for reconsidering the proposal for the November Town Meeting. Ms. Arguimbau said that the developer's December deadline for selling had not changed, and that the CPC recommendations could be amended at Finance Committee and Town Meeting. Mr. Bailey said the recommendations were "technically closed." Mr. Young said a consultant would have been helpful in evaluating the proposal.

The Committee began its reconsideration of the five recommendations for Town Meeting that were voted on favorably at the meeting of August 29. Mr. Snow asked whether the housing proposals, **#002 and #003**, should say "up to," but Mr. Kublin said the bids were for definite amounts (per Ed Little and Jane Desberg), and Mr. Cohen added that they didn't say "up to." There was a question as to the meaning of "Reserve" in the motion for appropriating \$136,000 for the roof repairs from "the Community Preservation Fund Affordable Housing Reserve," and Mr. Bailey explained that "Reserve" did not mean the 10% set-aside for housing, but rather whatever was appropriated for housing, whether from the set-aside or from the general fund, became the "Housing

Reserve” (as long as it amounted to a minimum of 10% per year). Ms. Arguimbau said this must be kept track of every year. The Committee voted unanimously the following motions to recommend at Town Meeting:

1. To see if the Town will appropriate \$6,000 from the Community Preservation Fund Affordable Housing Reserve and \$6,000 from the Community Preservation Fund Historic Preservation Reserve to fund the repair of floors at family housing, South Pleasant St., by the Sharon Housing Authority.
2. To see if the Town will appropriate \$136,600 from the Community Preservation Fund Affordable Housing Reserve to fund the repair of roofs at Hixson Farm Road, by the Sharon Housing Authority.

Discussion then turned to the Conservation Commission’s proposal for updating the Open Space and Recreation Plan. Mr. Bailey received from the MAPC planning director a positive evaluation of the Conway School, which is designated by Conservation Commission as the consultant to prepare the plan. He broached having a CPC plan done at the same time, which would include housing and historic preservation.

Ms. Arguimbau emphasized an update of the Open Space and Recreation Plan was needed for obtaining EOE A Self-Help funding. Mr. Kublin said that since the proposal came from the Conservation Commission, he saw no problem with the information for the update being gathered and turned over to the Conservation Commission; “that’s where it belongs.” Mr. Bailey mentioned “both Conservation and Recreation.” Mr. Kublin said that the Commission had stated they (and the planning consultant) would consult with Recreation. Ms. Arguimbau said it is the Conservation Commission who is doing the update. Mr. Bailey countered that the EOE A Division of Conservation Services *Open Space Planner’s Workbook* “did not say the Conservation Commission.” Ms. Arguimbau reiterated, “It is not up to the CPC to set up the planning committee required as part of the update.” Mr. Bailey objected that it was “not up to the Conservation Commission.” Mr. Bluestein of Recreation Advisory Committee said, “Give the money to the Conservation Commission to create the plan.” Mr. Bailey asked, “If we simply turn it over to you, how are you going to make the mix? the last attempt—the usual people who get involved in these things—it is not broad.” Ms. Arguimbau said Conservation Commissions are typically involved with Open Space and Recreation Plans, and no one else benefits as much from the EOE A Self-Help funding, which is for conservation land acquisition. She said the formation of the planning committee would be advertised and letters sent out. She added that it is not the CPC’s jurisdiction to form the planning committee, and if CPC didn’t want to fund the update, the Conservation Commission might withdraw the proposal. Mr. Bailey was concerned that the plan would be “too conservation-oriented” and “supposedly justify any purchase of land.” Ms. Arguimbau said the plan would help the Town. Mr. Young felt it was reasonable to ask Conservation Commission to “give us the makeup of the [planning] committee.” Ms. Arguimbau explained that the committee did not exist yet but was created as part of the planning process. Mr. Young said that the makeup of the CPC itself had been approved at Town Meeting. Ms. Arguimbau said this was not “that level of committee.”

The EOE A guidelines were discussed; Mr. Bailey suggested the planning committee include a Finance Committee member. Mr. Shantz of Recreation Advisory Committee said he assumed there was some relation between CPC funding and the planning process. Mr. Cohen said CPC voted [on August 29] to authorize funding, not to add to the motion who’s going to be on the planning committee. Mr. Bailey said, “I agreed to take it out. I don’t want to manage it but to make it clear to the Town. When we fund, we have a responsibility about how it’s going to be done.” Mr. Kublin said it was the proponent’s responsibility to explain this: “Why should CPC be involved in

someone else's project?" Mr. Cohen said, "Documents don't have that much weight; they're not binding. The plan is about open space, so it ought to be by the Conservation Commission. I have no reason to think they will be unfair." Mr. Bradley said it seemed like a credible funding request by the Conservation Commission and it was not CPC's job. Mr. Young said CPC had no responsibility for setting up the planning committee, and that if the Selectmen or Finance Committee wanted to give input to the planning process, they would "just pick up the phone." Mr. Kublin felt CPC should not "micromanage." Mr. Bailey suggested a compromise—including a paragraph about the makeup of the planning committee from the EOEPA publication. Ms. Arguimbau rejected this idea but said she would not object to including in the Town Meeting recommendation a reference to the DCS *Open Space Planner's Workbook*. The Committee voted unanimously the following motion to recommend at Town Meeting:

3. To see if the Town will appropriate up to \$10,000 from the Community Preservation Fund Open Space Reserve to fund the update of the Town's Open Space and Recreation Plan, as proposed by the Conservation Commission, in accordance with the guidelines in the Executive Office of Environmental Affairs, Division of Conservation Services, *Open Space Planner's Workbook*.

Mr. Bailey said his idea of having a CPC plan created at the same time would have to be postponed. It was emphasized that there was money available from the CPA administrative portion to hire a planning consultant as necessary. Ms. Sargent-Tracy recalled that CPC had not really settled yet on how active it wanted to be in initiating (rather than just receiving) CPA proposals.

The Committee voted unanimously the following motion to recommend at Town Meeting:

4. To see if the Town will appropriate up to \$4,800 from the Community Preservation Fund balance toward the purchase of ADA-compliant drinking water fountains for Ames Street Playground and Deborah Sampson Park, as proposed by the New Friends of the Playground.

The Committee voted 6 for, 1 against (Mr. Snow) the following motion to recommend at Town Meeting:

5. To see if the Town will appropriate the sum of \$14,000 from the Community Preservation Fund balance for administrative expenses as permitted by Section 6 of Chapter 44B.

Mr. Bradley asked whether it was possible to use CPA funds for an affordable housing component of, for instance, the proposed Brickstone development plan. After some discussion, he was referred to Kathy Roth at the Community Preservation Coalition.

The next meeting is scheduled for Tuesday, October 24, 7 p.m. The meeting was adjourned at 9:05 p.m.

*Submitted by Alice Cheyer  
Interim Secretary*

**ATTACHMENT 1 - CHAIR'S REPORT FOR MEETING OF SEPTEMBER 12, 2006**

1. Note: The CPC warrant article will NOT be discussed at the Fin Com meeting scheduled for September 11. Examination of the agenda shows that the subject is Eli Hauser's citizen petition relating to the King Philip Rocks issue.
2. The Selectmen and the Finance Committee have been informed of the actions of the Committee's August 29th meeting.
3. The Personnel subcommittee (Kublin, Cohen, Bailey) will have met with two candidates prior to the September 12 meeting following arrangements by Arnold Kublin.
4. I plan to attend the CHAPA, Coalition, Mass Housing Partnership meeting on 18 September: "Assessing the Track Record of the Community Preservation Act." Register before September 15th.
5. The question of what is specified by the Department of Conservation Services for an Open Space and Recreation Plan Committee makeup is found on page 10 of the *Open Space Planner's Workbook*:

"Committee Membership--It is best to involve as many citizens and board representatives as possible. To the extent that they are available, staff from municipal departments and boards should be asked to participate. Some of these people may participate only on the subcommittee dealing with the subject of their interest, others will participate in every aspect of the project. Typically, an Open Space and Recreation Plan Committee will include the following: (1) Conservation Commission member, (2) Planning Board member, (3) Recreation Commission member, (4) Historical Commission or Society member, (5) member of Board of Public Health, Water Commission, or Public Works Department, (6) landowners, (7) real estate, development, or business interests, (8) citizens concerned about town character and landscape preservation, (9) citizens concerned about the environment and natural resource conservation, (10) citizens concerned about playgrounds and recreation, (11) citizens concerned about trail development and use, (12) citizens concerned about rare and endangered species, and (13) others you determine to be important." [Added by G.B.: *Such as a citizen concerned with economic impact, perhaps a FinCom member, and (14) a CPC member*]

The OSRP requires a single-function committee, and it must reach out broadly to the community so it can get a document that can serve as a guide for the town's next five years' growth. A number of recent studies have gathered many of historic, demographic, housing, and other quantitative data needed, an RFQ can be tailored to garner more citizen participation. As Peg suggested, the consultant could take a lead role in this respect.

6. Other business: In discussions with MAPC's Planning Director, I mentioned the need for a CPC plan. He suggested we try to create a plan at the same time, perhaps, using the OSRP planner to assist. This might require Housing and Preservation consulting, which could be funded from the administrative budget during the first six months if necessary.