

Town of Sharon Community Preservation Committee

Meeting Minutes of 6/19/07
Pre-meeting prior to the Public Hearing
Amended and Approved on 7/26/07

Committee Attendees

| | |
|-----------------------|---------------|
| George Bailey - Chair | Peg Argiumbau |
| Corey Snow, Treasurer | Arnold Kublin |
| Arnold Cohen | Susan Rich |
| | |

Guest Attendees

| | |
|------------------------------|--------------|
| Jennifer Goldson, Consultant | Robert Young |
|------------------------------|--------------|

Meeting Initiation

The meeting began at 7:10 PM. This was an informal gathering of the Committee to prepare for the Public Hearing to be held on June 21st.

Jennifer Goldson began the discussion by reviewing the agenda of the 21st. She reviewed what the CPC members should say and how the evening will be conducted. This would include a presentation, group breakout with a table facilitator, a review and then the Public Hearing.

Ms. Goldson asked the group for feedback and Ms. Rich said she told people about the meeting but had no definite commitments and Mr. Young stated that most Historical Commission members will attend. Mr. Bailey said the meeting was posted in the paper for two weeks.

Ms. Goldson asked if there were any questions regarding the handouts and Mr. Young stated that one archaeological site was missing. Ms. Goldson said she is aware and will add it in. Mr. Kublin asked what information would be available to the public and Ms. Goldson replied that the entire presentation except for the detailed agenda, and facilitators guide would be available. There will also be a written comment sheet to be submitted in writing on a separate sheet.

The discussion continued regarding the format of the focus group session. Ms. Goldson walked the Committee through her presentation by explaining that the format of the meeting will be the presentation, followed by a brainstorming session, a discussion of next steps in the planning process and then the Public Hearing.

Slide Presentation

The slides presented by Ms. Goldson included the following:

1. General CPC Information:

- Massachusetts General Law C. 44B, allows local adoption up to 3% surcharge on local property taxes to create a revenue source for community preservation
- Sharon voted in November, 2004 for CPA with 1% surcharge on taxes
- State match (at variable levels) – 100%
- 4 Funding Areas for projects
 - Community housing
 - Historic Preservation
 - Open Space
 - Recreation

2. General CPA Information:

- Mandated 10% minimum expenditures on 3 of 4 categories
 - Housing
 - Historic Preservation
 - Open Space
- No mandated minimum for recreation expenditures

3. Community Housing

- Acquisition, creation, preservation, and support both low & moderate income. This is important because the CPA allows communities to fund moderate income as well rather than affordable or low income.
- Cambridge – 80% revenue for housing purchasing market rate units to resell as affordable
- Newton – Homebuyer Assistance Program – down-payment assistance
- Stow – part of open space purchase, set aside land to develop affordable housing
- Stow – Affordability Restriction Program
- purchase deed restrictions from seniors
- Article “How to create affordable housing with CPA funds”

4. Historic Preservation

1. CPA allows funding for preservation, rehabilitation, and restoration of Historic resources: Buildings, Structures, Land, Documents
2. Aquinnah - purchased historic home to create a museum
3. Cambridge – grants to homeowners for historically appropriate renovations to homes
4. Chatham – grant to Historical Society to restore a house museum
5. Cohasset – restored historic library and created 2 housing units
6. Nantucket - restoration of historic church
7. Peabody – digitized historic records & make publicly available
8. Weston – Bring building systems up to code and improve public and handicapped accessibility in historic homestead

1. Open Space

- Acquisition, creation, and preservation
- Amherst – purchased an Agricultural Preservation Restriction on farm
- Georgetown – remove invasive plant species from pond
- Harvard – purchased open space to protect ground water and connect conservation land
- Newton – purchased last remaining farm to create a city-owned community farm
- Newton – create new trail to provide access to a conservation area and close a pathway to protect wetland resource areas

2. Recreation

- Acquisition, creation, and preservation of land for recreation use
- Acton – created 12.6 mile rail trail
- Ashland - created a new park
- Ayer – preserve & restore beach and make handicap accessible
- Bedford – construct new tennis courts & swings in town parks
- Holliston – install irrigation system for athletic fields
- Peabody – Design citywide bike path
- Sudbury – purchased farm land for new athletic fields and open space

3. More CPA Info

- Community Preservation Coalition - Katherine Roth, Associate Director - www.communitypreservation.org

4. CPA Funding Process

Here's how a project gets funded w/ CPA \$

- Applicant submits application to CPC
- CPC reviews, deliberates, and votes
- CPC recommends to Town Meeting
- Town Meeting votes the authority to appropriate funds

Who can apply? Owner of resource or parties with permission of owner

- Town boards, commissions, departments
- Non-profit and "friends" groups
- Developers
- Neighborhood organizations
- Private citizen

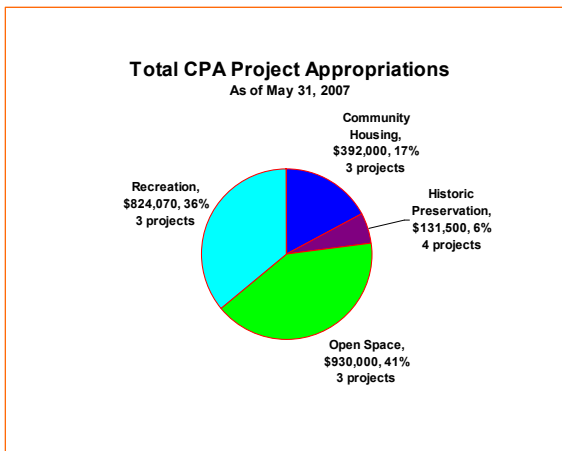
5. Sharon's CPC

- Purpose: Recommends appropriations to Town Meeting
- Who: Seven members appointed by various boards & commissions
- When: Two annual funding rounds
 - Submission requirements and application packet (www.townofsharon.net)

6. CPA in Sharon: Activities so far

- First active year of CPA program was FY07
- \$630K total revenue in FY07
 - 1% local surcharge raised \$315K
 - 100% state match raised \$315K
- \$670K estimated total revenue in FY08
- 10 CPA Projects approved by Town Meeting
- 3 projects serve multiple CPA categories
 - open space + community housing
 - community housing + historic preservation
 - open space + recreation

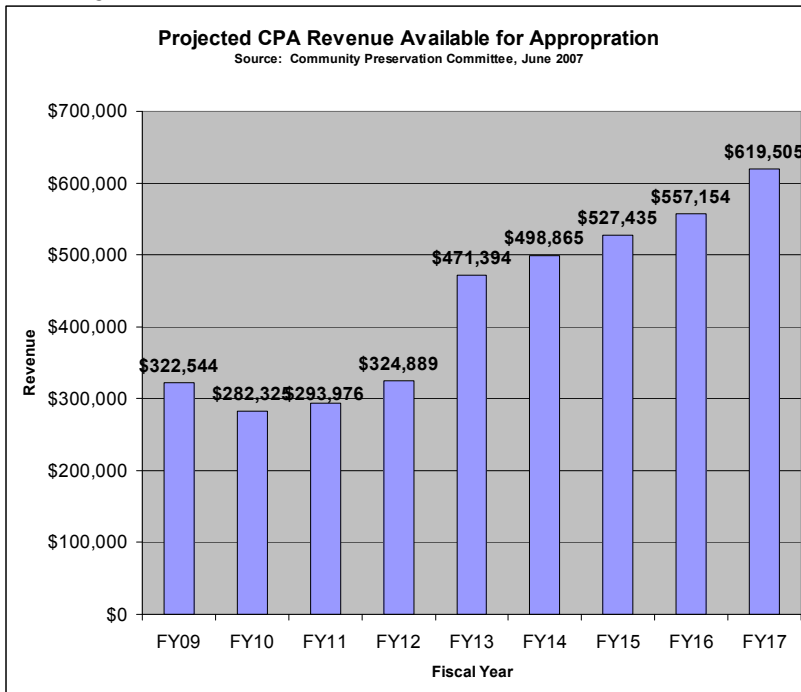
7. CPA in Sharon: Activities so far



8. CPA Projects

| | Project | CPA Category | Description | Total CPA Funds Approp |
|-----------------------|--------------------------------------|--------------|--|------------------------|
| COMMUNITY HOUSING | Billings St/Glenview Acquisitions | CH (& OS) | Acquire land for 10.2 acres of open space and creation of 1 unit of affordable housing | \$250,000 |
| | Housing Authority - Floors Repair | CH (& HP) | Repair floors at South Pleasant Street Housing | \$6,000 |
| | Housing Authority - Roof Repair | CH | Repair roofs at Hixson Farm Road | \$136,000 |
| HISTORIC PRESERVATION | Drake Cemetery | HP | Restoration of historic cemetery | \$500 |
| | Historic Resources Inventory | HP | Townwide survey and inventory of historic resources | \$25,000 |
| | Housing Authority - Floors Repair | HP (&CH) | Repair floors at South Pleasant Street Housing | \$6,000 |
| | Water Dept Well Station #1 | HP | Exterior restoration of historic 1896 pumping station | \$100,000 |
| OPEN SPACE | Billings St/Glenview Acquisitions | OS (& CH) | Acquire land for 10.2 acres of open space and creation of 1 unit of affordable housing | \$500,000 |
| | Horizons for Youth | OS (& R) | Acquire 9.15-acre portion of a total 56-acre purchase of land on former camp for open space and recreation | \$420,000 |
| | Open Space & Rec Plan | OS | Create updated Open Space and Recreation Plan | \$10,000 |
| RECREATION | Heights Elementary School Playground | R | Install new playground equipment and quarter mile track | \$40,000 |
| | Horizons for Youth | R (& OS) | Acquire 9.15-acre portion of a total 56-acre purchase of land on former camp for open space and recreation | \$780,000 |
| | New Friends of Playground | R | Install ADA compliant drinking fountains at the Ames Street Playground and Deborah Sampson Park | \$4,070 |
| | TOTAL | | | \$2,277,570 |

9. Projected Revenue



10. Purpose of the CP Plan

- CPA statute

- “CPC shall study the needs, possibilities, & resources . . . regarding community preservation”
- This Plan which is being developed over the next 5 -6 months will meet mandate, plus:
 - Get community feedback
 - Create framework to guide future CPC decisions
 - Inspire & guide potential CPA applicants

11. What will the Plan consist of?

- Describe CP Resources in Sharon for each of the 4 funding areas
- Identify CP Needs
- Identify CPA Project Possibilities
- Set Goals within the plan

12. CP Resources

- Past plans + Info from Town Officials = Resource Profiles, Resource Maps

13. Community Housing

- Majority affordable units are rental
- Affordable homeownership very limited; there is only 1 Habitat for Humanity home
- Cost of homes up 115% while incomes up 5.5% (1999-2005)
- Mod-income household earns up to \$82,400 which is the top income CPA can fund
- Low & Mod-income households need subsidies to buy a home
- Can afford house costing up to \$250K for family of four
- Median sales price is \$436K in Sharon
- In conclusion, low or moderate income households need subsidies to buy a home in Sharon.

14. Historic Resources

- Three local historic districts
- Multiple historic municipal, institutional, and residential buildings
- 473 buildings over 100 years old represents (8%) of building stock
- Plus archeological sites, open space, farms, and cemeteries

15. Open Space and Recreation

- Open space strong component of community character for Sharon
 - Over 5,300 acres (35% total land area) permanently protected open space
- Open Space Plan to inventory unprotected land spearheaded by Conservation Committee
- Protection of water resources is critical in Sharon
 - Environment & habitat protection
 - 98% drinking water from Town wells
 - Recreation opportunities
- Over 6,000 acres passive recreation
- Over 167 acres active Town recreation facilities like organized sports fields

16. Focus Groups

- Brainstorming:
 - Greatest CP needs & project possibilities in all 4 CPA categories
- Written record of discussion & Encouraged to draw on maps
- Refer to resource maps as needed
- Optional Citizen Comment Sheet
- CPC members will be facilitators
- 50 minutes, then reconvene and reports

- Feedback tonight will help inform the plan as we move forward (more about next steps later)
- Questions to clarify focus groups?
 - Hold other questions/comments for public hearing
- Table Assignments

17. Next Steps

- CPC will design details of process based on input and results of tonight
- Analyzing input from tonight, the focus groups and comment sheets
- Working over summer to generate more input and set goals
- Present working draft of ideas in early fall
- Final Plan – late fall

After Presentation

Ms. Rich asked if there is an example of pressing Community Preservation needs. Ms. Goldson offered to come up with a list i.e.; need under community housing – more low income housing for the elderly or more homes for municipal employees or acquire property as it comes on the market. Under historical preservation - focus on municipal buildings ex. Library. Ms. Rich commented that this would be useful for the facilitators.

Ms. Goldson said to keep things general; do not get into numbers. The next steps are to bring the ideas to reality. Mr. Kublin stated that the CP Act is part of what we are doing; educating the community on the Act and what it can do. In stimulating discussion, it might be helpful to know what other communities are doing and have done as there is no need to reinvent the wheel. Ms. Rich agreed it should be mentioned what other towns have done. Ms. Argiumbau stated to list other projects in other communities. Ms. Goldson agreed to pick different types of projects and will list a few more examples within the presentation. She will post all handouts on the website.

Ms. Goldson will also reduce the time of the focus group to one half hour. The group discussed the best methodology to hold the focus group. Ms. Goldson walked through the discussion sheet and said she would monitor the time. She also reviewed the facilitators guide. She described the GIS maps that she would be reviewing and that April Foreman of the DPW would be creating them.

Motions

The Committee reviewed the minutes of 5/24/07. Ms. Rich moved to accept the minutes of 5/24/07 and Mr. Cohen seconded the motion. The Committee voted 5-0-1 in favor.

Mr. Kublin moved to accept Rachelle Levitts as the new CPC Secretary. Mr. Cohen seconded the motion. The Committee voted 6-0-0 in favor.

Other Business

Mr. Bailey working with Mr. Snow reviewed charts prepared discussing the FY07 and FY08 expenditures.

Next Meeting Date

July 26th, 2007

August 23rd, 2007

Meeting Adjournment

The meeting was adjourned at 9 PM.