

**COMMUNITY PRESERVATION COMMITTEE**  
**JANUARY 25, 2007**  
**MINUTES**

**MEMBERS PRESENT:** George Bailey, Arnold Kublin, Arnold Cohen, Robert Young, Corey Snow, Janet Sargent-Tracy, Peg Arguimbau

**MEMBERS ABSENT:** None

Meeting called to order @ 7:00 p.m. by Chairman Bailey

Agenda for January 25, 2007 Meeting  
*copy attached*

Mr. Bailey gives a brief overview of agenda items that will be discussed.

**COMMUNITY PRESERVATION COALITION**

Guest Speaker Mrs. Roth updates the Committee on Community Preservation Coalition.

**Legislative Agenda** amendments' due January 10, 2007. The Coalition is working on getting the state legislature passed surrounding numerous issues regarding Community Preservation Fund. The Coalition is looking to get ideas and input from the communities that have adopted the Act. The Coalitions main objective is to work on the matching that was guaranteed when they adopted the CP Act.

**Recreation** - Found the recreation part of CPA isn't working as well as the coalition would have liked. Their objective is to look at recreation and try to make it work better for communities interested in using CPA Funds toward recreational projects.

**Membership Program** Coalition is moving toward a membership program for their funding. The coalition for the past five years have been funded through grants from the state. They provide many services to the communities involved in CPA and would like to continue being a resource to these communities. The Coalition is interested in having communities donate funds from their CPA budget to offset the cost of providing services. The Membership Fee would be paid through the Administrative Budget: The proposed schedule shows a fee of \$1,500. Mrs. Roth did state that those communities that do not contribute to the membership program could potentially receive less service from the coalition. [  
*copy on file*

**PROJECT SUBMISSIONS**

**SHARON HOUSING TRUST #011: Annual Affordable Housing Funding**

Submitter: Sharon Board of Selectmen for the Trustees of the Housing Trust; together with the Sharon Housing Partnership and with advice from the Planning Board and Housing Authority

Purpose: To Create a pool of funds with which to develop, promote, rehabilitate or make capital improvements on new and existing affordable housing units.

The total project is projected to cost \$600,000. Funding requested from CPF is \$100,000 (approximately 15% of Total Cost).

This project falls under Housing. Communities are encouraged to use CPA Funds for the development or rescue of affordable housing units. Funding the Housing Trust we would make it possible for Sharon to apply for state, federal, and private matching fund opportunities. Other Funding Sources include Department of Housing and Community Development matching grant programs as well as federal and privately subsidized programs.

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### **UNITARIAN CHURCH #012**

The church seeks to provide Universal Accessibility for its Historic Meetinghouse located at 4 North Main Street. . The project will provide universal accessibility to the Meetinghouse by installing a new entrance on the side of the building adjacent to the parking lot. The new entrance would become the main entrance and to the building and would include an elevator to provide wheelchair access to all levels of the building, while still utilizing stairways. The total project is projected to cost \$600,000.00.

Funding requested from the CPF is \$51,580.00. This project falls under Historic Preservation.

Proposal/Quote and Architectural Drawing attached to project submission.

Mr. Bailey is a member of the Unitarian Church and will refrain from project discussions and actions.

*copy on file*

Mr. Young moves to approve the Unitarian Church request to review their application. (Application was late)

Seconded by Mr. Cohen. 6-0-1 Bailey abstaining.

All in Favor

### **DRAKE CEMETERY PROJECT # 010**

Mr. McAvoy of Scout Troop 95 made a presentation to the Community Preservation Committee regarding his project submission for the Historic Drake Cemetery. The goal of Mr. McAvoy's Eagle Scout Project is to pave a path through the woods to the site of the 200+ year old historic cemetery, which has been neglected for many years. The land the cemetery currently resides on is owned by the Town of Sharon. The project completion date is Spring of 2007. The total cost of the project is projected to cost \$1,000.00. Funding requested from the CPF is \$500.00. The project falls under Historic Preservation.

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### **HISTORIC PLAN & INVENTORY # 008**

Mr. Young discussed the Historic Plan and Inventory and its importance. It's important for the Town of Sharon to develop an Historic Plan due to the fact that there are federal and state grants available to communities that have a current plan on file. Financially the Town of Sharon hasn't had the ability to develop one of these plans. **There are approximately 55 properties on the inventory. The last time**

**the inventory was updated was in 2003, prior to that 1976. To be considered Historic a home needs to be built prior to 1959 (with guidelines).**

The Massachusetts Historic Commission notified the Sharon Historic Commission of the potential for grant funds available. Due to that notification the Historic Commission applied and was contacted on January 11, 2007 - their project was preliminarily selected. It was suggested that Mr. Young reduce that funds being requested from \$21,000.00 to \$15,000.00. The grant from the State of Massachusetts is contingent on funds from the Community Preservation Fund. It is required that the funding for the project be secured through the CPC.

Total Funds available through the State \$871,000./ Total applicants 65

***original project submission on file***

#### **MBNA LAND PURCHASE #004B**

Mr. Bailey read from a document that was circulated to Committee members regarding Trust for Public Land. Discussion followed regarding the ability of TPL, serving as a broker, to facilitate a purchase, obtaining a valid appraisal, finding other sources of funding, and presenting a proposal without obligating the town. TPL only functions if an agreement is reached with the community's Selectmen.

Ms. Arguimbau moved that CPC recommend to the Selectmen use of Trust for Public Land in negotiating a possible purchase of the Glendale parcel at the meeting scheduled for Tuesday, January 30, 2007 Board of Selectmen Meeting

Seconded by Mr. Cohen

Voted unanimously

#### **Ms Miller then presented her application**

Similar to previous application

Developer is offering to sell land for \$1,050,000. and has presented a Letter of Intent valid through May 2007 Town Meeting.

Proposal: preserves 11.2 acres of land

There are currently three offers to purchase parcels of land at \$50,000 each that are Conservation

Restricted: One on Glendale Road, and two on Billings St. side that are contiguous.

MBNA will be donating \$50,000.00 to:

- Preserve land for passive recreation and conservation.

- Preserve four acres of Wetlands

- Protect Trees and Wildlife Corridor

- Preserve two foot trails connecting to the Massapoag Trail

- Provide Green ways from Massapoag Brook to Cobbs Corner

Questions were asked regarding the actual layout of the land and names of purchasers? It was stated that names of purchasers and precise locational descriptions will be provided later.

How the land could be used? The land would be further restricted to prevent development on Billings St. land.

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Mr. Bailey feels that the land has other uses and that the asking price of \$1M+ isn't justifiable.

Mr. Cohen feels that the land may be worth \$1M+ if the land could be used as a 40B project.

Mr. Snow stated that the land value would be greater if access to land was better.

Mr. Bailey introduced the possibility of using two or three acres at the end of Glendale Road as a Park/Playground Area or Soccer Fields for the purpose of Recreation for Town Residents in the vicinity.

Mr. Cohen accepted Mr. Bailey's initiative and feels that an alternate proposal should be submitted with a presentation.

Ms. Roth insisted that only discussion authorized by the committee could be discussed. She asserted the Community Preservation Committee cannot change a submission. They need to either approve or deny. They do have the authorization to suggest changes to a project submission.

Ms. Roth said that proposal should be sent to town meeting as submitted or rejected.

Mr. Bailey asked if the committee wished to approve referring it to Town Counsel. Mr. Cohen said that amending the motion was allowable and that it did not need a town counsel ruling in his opinion.

Ms. Tobin referred to a conversation that Mr. Bailey had had with Richard Whittington of Whitman homes regarding possible scaling down of the project providing the town took steps to lay out the access. Mr. Bailey replied that Whittington showed little or no interest preferring the \$1 Million plus price he has set. Mr. Bailey claimed that this discussion was in order.

Mr. Snow noted that the value to the town is very low because it lacks access to the parcel. Mr. Kublin felt that the CPC should not be insulated from contact with the land owner, expressing reluctance to purchase without such a meeting.

Mr. Cohen suggested a presentation later. It was suggested that Mr. Bailey submit a project submission with his ideas.

Ms. Miller reported that Greg Meister (Conservation Officer) had negotiated directly with the developer on behalf of the MBNA. A debate began with respect to policy on amending submissions. Ms. Roth suggested that switching from Open Space would be very upsetting to her. Mrs. Roth will be checking with the Community Preservation Coalition as to whether the Committee can amend a project submission? Or reduce funds?

#### **]CONSULTANT SELECTION PROCESS**

Mr. Young brief those committee members not present on what took place at the consultant interview. Present for Interviewing Process: Mr. Young, Mr. Snow, Mr. Bailey and Ms. Arguimbau

Jennifer Goldston was the interviewee. Mr. Young reported that she brought with her proposals she has worked on in the past to develop plans and described her experience as staff to the Newton Community Preservation Committee and provided other material she supplied

Ms. Arguimbau questioned if the interviewee was being considered as a consultant for the Town of Sharon? Or were we as a committee looking for ideas from her as to what we should be looking for in a consultant? Was this an information gathering session?

Mr. Bailey stated that information gathering was a product of the interview.

Mr. Kublin questioned if there were any other potential consultants to be interviewed.

MR. Bailey reported that Jonathan Seward of Community Design Partners would be interviewed soon.

It was recommended that the CPC review three proposals (interview at least three individuals) if the proposed consultant Plan would cost the Community Preservation Committee between \$5,000 to \$25,000. Is best handled with an RFP.

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Mr. Kublin suggested that after interviewing potential candidates, once a decision has been made, the committee should report back the individuals background.

### **PREVIOUS MINUTES**

Mr. Kublin moves to accept the Minutes of December 28, 2006 as amended.

Seconded by Ms. Arguimbau

All in favor

### **TREASURER'S REPORT**

Mr. Snow brought to the Committees attention that the funds for the Horizons for Youth project needs to be available February 28, 2007.

Treasurers' Office? The discussion has been held with the Treasurer.

The Community Preservation Committee discussed the finance options available for the Horizons for Youth Project.

In Mr. Snows' opinion the note should be paid off as soon as possible.

It was suggested that Mr. Snow speak with the Town of Sharon Finance Department/Town Treasurer to determine if it is possible to get a higher rate of return on the Community Preservation Funds?

Mr. Snow distributed Sharon CPC Balance Sheet to Committee Members. He then reviewed the numbers. The purpose for this was to determine how to finance the Horizons for Youth Project. The committee discussed the different options that are available. All figures are self explanatory *copy attached*

Cash requirements were discussed at length.

Mr. Snow prefers a down payment to \$200,000.00, saving \$1250 and finance \$1,000,000.00 over a 10 year period.

Mr. Kublin moved to put down a down payment of \$150,000.00, and finance \$1,050,000.00 over a 10 year period. Voted 6-1-0

Minutes were distributed as amended.

Ms. Sargent-Tracy submitted the ruling from Town Counsel she had received regarding absentee voting. Committee members cannot vote unless present at the meeting at which the vote takes place.

Adopted

**Cheyen v. Whitman Homes**

Mr. Bailey submitted the documentation he had obtained from the Land Court decision on Cheyer v. Whitman Homes running from 1995 to 2006 and circulated it to each member.

Mr. Bailey asked the question as to whether the injunction prohibiting the owner of the parcel from using the Glendale Road extension parcel would apply to the land if purchased by the town. Mr. Cohen felt that the limitation would continue.

**Meeting adjourned**

**VOUCHERS**

Postage Reimbursement	Account # 29001732578000	\$7.80
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**NEXT MEETING**

Next Meeting is scheduled for **March 1, 2007 @ 7:00 p.m.**

Sharon Town Hall - Lower Level - Large Hearing Room

Mr. Kublin moves to adjourn @ 10:20 p.m.

Seconded by Mr. Cohen

All in favor