

**COMMUNITY PRESERVATION COMMITTEE MINUTES**  
**MAY 10, 2018**

**Members Present:** Chair Russell Robbins; Clerk Holly Wilson; Steve Patton; Robert Brown; John Druley; Paul Glynn; Nicole Goldman.

**Also Present:** Carole Sutherland; Sharon Gay and Selectman Sam Patterson

**Absent:** Sandy Cuny and Eileen Miskell

Chair Russell Robbins called the meeting to order at 7:00 PM in the School Administration Building. He welcomed Nicole Goldman to the committee. She will represent the Historical Commission.

Documents for review and discussion:

Gifford Street Work Force Housing Proposal

Swifts Crossing application (Coonammessett Greenway Heritage Trail)

Open Projects Status

Memo from Housing Coordinator to Town Manager RE: recommendation of FAHF Working Group

**PUBLIC COMMENT:** None

**FAHF PROJECT - 587 GIFFORD STREET**

President of the Falmouth Housing Corporation, Linda Clark appeared before the committee, accompanied by Eric Turkington. Housing Coordinator, Carla Ferloni was also in attendance. Linda Clark spoke to a proposed 40B project to be located at 587 Gifford Street on land owned by the Falmouth Housing Corporation already developed with 36 units. The Phase I project will consist of 10 one bedroom rental units for an estimated project cost of \$2,530,000. The Falmouth Housing Corporation is seeking \$650,000 from the Fund. They have also applied for \$1.3 million from the Community Scale Housing Initiative and plan on a \$100,000 fund raising campaign.

The units will range from 550 to 600 square feet and serve families in the 50% to 80% LMI.

Phase 1 will encumber the majority of the development costs.

John Druley, CPC member on the Working Group, stated a pro forma was presented to the Working Group. Laura Shufelt was also in attendance and had a concern on the small size of the units. She felt there will be a need for a waiver. However, Eric Turkington of the FHC replied they are applying under a different kind of program, which is limited to 20 units or less and towns with less than 200,000 residents. Steve Patton asked for a copy of the "One Step" application.

On the motion of Steve Patton/Paul Glynn, the committee **VOTED:** to approve the Board of Selectmen's award of \$650,000 from the Falmouth Affordable Housing Fund (FAHF) to the Falmouth Housing Corporation to develop 10 units of workforce housing at 587 Gifford Street as described in an application submitted May 1, 2018.

At the end of the meeting, the committee authorized Chair Russell Robbins to send a letter of approval to the Town Manager, with a copy to Housing Coordinator, Carla Feroni with the understanding the committee needs time to fulfill their obligation to review the guidelines and fund priorities as provided in C. 29 of the Acts of 2011.

Holly Wilson announced that the Affordable Housing Subcommittee will be meeting to offer any changes and recommendations.

### **2018 NOVEMBER TOWN MEETING APPLICATION – SWIFTS CROSSING:**

The Falmouth Conservation Commission and 300 Committee filed an application under the Time Urgent Project Criteria. They are seeking \$236,700 in CPA funds under the Recreation Category to create a second pedestrian walkway/river crossing (Swift's Crossing) to be constructed as part of the Coonamessett River Restoration Project. The project will be supported with a federal grant. Construction will start in February 2019 and completed April 2019. Without maintaining this schedule, the town risks loss of federal funding (\$675,000).

Carole Sutherland advised members to review the application and be prepared to answer questions at the project interview scheduled for June 14<sup>th</sup>. She also advised members to read Consultant Sharon Gay's notes, which describe the criteria for Time Urgent projects.

Carole suggested two dates – June 4<sup>th</sup> or June 11<sup>th</sup> for a site visit. Members were advised to email their choice of date. A majority will rule.

### **CP 5-YEAR PROGRAM – REVIEW /REVISE:**

Carole Sutherland advised members the CP 5-Year Program must be updated each year as recommended by the Department of Revenue (DOR).

She has received the Needs Assessment notes. She is awaiting input from the Falmouth Affordable Housing Committee.

Carole and Sharon are working to edit the 5-Year Program to make it reader friendly.

A draft of the 5-Year Program and CP Plan will be on the June 14<sup>th</sup> agenda and voted on in July. She invited members to share their comments.

### **PROJECT QUARTERLY REPORTS:**

The committee discussed the list of open projects. And current balances. Carole Sutherland advised she listed 22 projects, but there are only 16 open as of May 10<sup>th</sup>. She listed Liaison responsibilities and an update on the Preservation Restrictions.

### **CHAIRMAN'S REPORT:**

Chair Russell Robbins reported on the Coonamessett Greenway Heritage Trail ground breaking ceremony held last Sunday off John Parker Road.

### **ADMINISTRATOR'S REPORT:**

Carole Sutherland reported on the following:

- She will be attending a workshop in Chatham on May 11<sup>th</sup> on Historic Preservation Restrictions.
- Two requests were received for extensions of time for the Oak Grove Cemetery Restoration projects:
- An extension of time to September 30, 2018 for submitting a report for the 1812 Veterans Graves Restoration. Also an extension of time to October 30, 2018 for submitting a report on the Restoration of 21 Gravestones at the Oak Grove Cemetery.

On the motion of Steve Patton/Paul Glynn, the committee **VOTED:** unanimously to approve the two requests for extensions of reporting time.

### **CONSULTANT REPORT:**

Sharon Gay presented for discussion the estimated available funds in the several fund balances - \$1,298,165.

The CPC recommended appropriations from 2018 Town Meeting amount to \$994,619.

Sharon pointed out that members will be considering requests for:

1. Coonamessett Greenway Heritage Trail Project.
2. Funding an additional \$400,000 to the Long Term Debt
3. A sum of monies to be added to the FAHF for the Gifford Street Project. (November Town Meeting).

Robert Brown requested an update on what funds might be available for Recreation.

**FINANCIAL REPORT:**

Coonamessett Greenway Heritage Trail - \$124,000

Oak Grove Cemetery – Veterans Graves - \$1200.00

**REVIEW AND APPROVE MINUTES APRIL 26, 2018:**

On the motion of Steve Patton/ Robert Brown, the committee **VOTED:** to approve the minutes of April 26, 2018 with corrections.

**ITEMS FOR FUTURE AGENDAS:**

Paul Glynn asked the chair for an update on the Long Term Debt at a future meeting. He also requested the committee hear from Housing Coordinator, Carla Ferloni on the list of available properties that was recently provided by the Town Planner.

On the motion of Paul Glynn/Holly Wilson, the committee **VOTED:** to adjourn at 9:15 PM to meet again on **THURSDAY, JUNE 14, 2018 AT 7:00 PM IN THE SCHOOL ADMINISTRATION BUILDING.**

Submitted by: Mary J. Little, Recording Secretary