

COMMUNITY PRESERVATION COMMITTEE MINUTES
JUNE 14, 2018

Members Present: Vice-Chair Sandy Cuny; Clerk Holly Wilson; John Druley; Paul Glynn; Nicole Goldman; Also Present: Carole Sutherland; Sharon Gay; Selectman Sam Patterson; Betsy Gladfelter (Conservation Commission); 300 Committee Administrator, Jessica Whritenour; Falmouth Housing Coordinator, Carla Feroni and Michael Galasso of TRI.

Absent: Russell Robbins; Robert Brown; Steve Patton; Eileen Miskell

Documents for Review and Discussion:

1. FAHF Documents
2. West Falmouth Library Preservation Restriction
3. Draft 2018 CP Plan and Five-Year Program
4. 2018 CPC Meeting Schedule and CP Fund Application Schedule

Vice-Chair Sandy Cuny opened the meeting at 7:00 PM in the School Administration Building.

PUBLIC COMMENT: None

PROJECT INTERVIEW: SWIFTS CROSSING ON THE COONAMMESSETT GREENWAY TRAIL

Betsy Gladfelter, Project Manager, gave an overview of the next phase of the Coonamessett River Restoration Project. Having completed the first phase of a pedestrian boardwalk river crossing at Dexter's Mill, she exhibited a map for the Swifts's Crossing Phase. During this phase, the Middle Dam will be removed. It will also feature a pedestrian boardwalk river crossing and revegetation of native plants and signs detailing the history of Cape Verdean cranberry and strawberry farming as well as the migration of the American eels.

Sharon Gay asked Ms. Gladfelter if there was a contingency in her funding request for \$236,700.

Ms. Gladfelter replied she would be amenable to building a contingency in the project.

Carole Sutherland suggested she submit an amended application and budget for consideration at the July meeting.

On the motion of Holly Wilson/Paul Glynn, the committee **VOTED:** to move the project forward and to await an amended application with an updated budget

300 Committee Administrator, Jessica Whritenour, advised the 300 Committee is pleased to be part of the project and will be conducting an outreach program.

Member Robert Brown stated in an email the Recreation Committee is in favor of the project.

REVIEW OF FAHF DOCUMENTS:

Housing Coordinator, Carla Feroni, appeared before the committee to review and hear comments on the documents that are going through the process with the Working Group and Affordable Housing Committee (AHC). She stated the committee's recommendations will be sent to the Trustees (BOS). The documents contain a proposed application with project schedule and sources of funding as well as the Trustees' 2018 funding priorities.

Sharon Gay asked if most projects will meet these priorities.

Member Holly Wilson was noting the target populations and preferred the wording be changed to include households with incomes up to 100% AMI.

Member John Druley noted there is no discussion on deed restrictions and the listed priorities are more about funding. He had concerns about the density. He also felt the CPC should have control of the FAHF monies.

Member Nicole Goldman suggested public outreach as a way to evolve public opinion.

Member Holly Wilson advised the AHC is hosting a meeting on the Housing Production Plan on July 12 from 5:30 to 7:30 PM. In the Hermann Room, Falmouth Main Library.

Michael Galasso of TRI stated there is a need for accessing funds for the seasonal work force. Most people cannot afford 3-bedroom apartments. He suggested using funds toward developing accessory dwelling units. The state has set up a program for small projects. The cost of building apartments is too high for the rents received. They will require a subsidy.

REQUEST FOR NOMINATIONS OF OFFICERS OF CPC:

Vice-Chair Sandy Cuny announced that nominations for officers will be held at the July meeting. Financial Officer, Eileen Miskell, who serves at-large will be leaving the committee and her position will be filled by the Board of Selectman

WEST FALMOUTH LIBRARY PRESERVATION RESTRICTION:

Since Historic Consultant, Eric Dray, submitted his draft PR, which was approved by Town Counsel, Frank Duffy. The West Falmouth Library advised they have no objection to the PR, only to the form used. Among other points, they also have concerns about the legal description of the building and land. Following discussion, on the motion of Paul Glynn/Holly Wilson, the committee **VOTED: unanimously** to continue the review of the West Falmouth Library PR, and where appropriate, to incorporate the input of Town Counsel, Frank Duffy, and consultant Eric Dray into the existing draft PR and to ask Town Counsel to meet with the necessary parties to amend the draft for joint WFL and CPC approval.

DRAFT OF 2018 CPC PLAN AND FIVE-YEAR PROGRAM:

Carole Sutherland advised the draft 2018 CP Plan is the amended plan up to Page 11. Page 12 contains a condensed version of the CP Five-Year Program to allow for easier reading. Page 13 reports on the comments derived from the Needs Assessment Hearing on March 8, 2018. Pages 14 and 15 report the current Short-Term and Longer Term Goals with conclusions.

Sharon Gay pointed out the priorities were based on the surveys. She suggested the committee might consider the Short-Term goals for a future agenda

She stated Appendix C chronicles the Falmouth CP Fund Revenues, Debt and Allocations for FY 2005 through FY-2035. She pointed out the figures are based on an 11% State Match. She advised there is a bill before the Legislature increasing the state match to 30%.

Comments and suggestions will be considered at the July meeting.

CHAIRMAN'S REPORT:

None

ADMIN/CONSULTANT REPORTS:

Carole Sutherland distributed the 2018-2019 CPC Meeting Schedule and CP Fund Application Schedule.

FINANCIAL REPORT:

West Falmouth Library Preservation Restriction- \$315.00

Woods Hole Library Preservation Restriction- \$810.00

REVIEW AND APPROVE MINUTES MAY 10, 2018:

On the motion of Nicole Goldman/John Druley, the committee **VOTED:** to approve the minutes of May 10, 2018 with changes. There was one abstention.

ITEMS FOR FUTURE MEETING AGENDAS:

- Approve and vote the CPC Operating Procedures and Five-Year CP Plan
- Approve nominees for CP Committee Financial Director position
- Update from the Falmouth Historical Commission
- Proposed funding at Town Meeting for the Falmouth Affordable Housing Fund (FAHF).

There being no further business, the meeting adjourned to meet again on **THURSDAY, JULY 12, 2018**
AT 7:00 PM IN THE SCHOOL ADMINISTRATION BUILDING.

SUBMITTED BY: Mary J. Little, Recording Secretary