

DRAFT COMMUNITY PRESERVATION COMMITTEE MINUTES
JULY 12, 2018

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

Also Present: Carole Sutherland; Sharon Gay; Selectman Sam Patterson. Housing Coordinator Carla Feroni.

Documents for review and Discussion:

- Letter from Housing Coordinator Carla Feroni RE: FAHF
- Available fund estimates and project funding requests
- Megansett Crossing LOI

Chair Russell Robbins opened the meeting at 7:00 PM in the School Administration Building.

PUBLIC COMMENT: None

REORGANIZATION OF OFFICERS:

The slate of officers for 2018-2019 was presented.

On the motion of Steve Patton/Nicole Goldman, the committee **VOTED:** unanimously to elect Russell Robbins as Chairman; Sandy Cuny – Vice-Chair; Holly Wilson -Clerk and Paul Glynn -Financial Officer.

REQUEST FOR FAHF APPROPRIATION FOR NOVEMBER TOWN MEETING:

Falmouth Housing Coordinator, Carla Feroni appeared before the committee on behalf of the FAHF Working Group to request the CPC consider an appropriation to the Falmouth Affordable Housing Fund to cover a shortfall.

The FAHF presently has a balance of \$1,258,483. The Board of Trustees had already awarded \$650,000 to the Falmouth Housing Corporation to build 10 affordable rental units.

The FAHF has received two letters of intent for funding – one for \$396,726 and the second for \$80,000. These requests totaling \$1,126,726 will create the shortfall.

John Druley, who is also a member of the FAHF Working Group representing the CPC, stated that most of the CPC members had expressed support for giving the money directly to the FAHF. Now that he has been serving on the Working Group, he is in favor of allocating monies into the FAHF and take a wait and see attitude before assessing it on its merit.

Paul Glynn stated he did not like the idea of putting their name on a particular project. Carole Sutherland answered their vote would not constitute an endorsement. Projects endorsed by the Working Group would require a recommendation from the CPC.

Selectman Sam Patterson was also in favor of adding monies into the FAHF. He noted that the FAHF has to put 25% toward housing costs and it is important to provide the funds when it is needed.

Holly Wilson, also a member of the Working Group for the CPC, advised the Housing Production Plan is due in the fall and the committee has to be discriminatory about the allocation of funds.

On the motion of Sandy Cuny/Holly Wilson, the committee **VOTED:** unanimously to appropriate from the Community Preservation Fund \$520,000 to the Falmouth Affordable Housing Fund.

REQUEST FOR RECOMMENDATION FOR EXPENDITURE FROM FAHF.

Falmouth Housing Coordinator, Carla Feroni, asked the committee to consider expenditure from the FAHF to pay brokerage fees via the MLS to allow two deed-restricted residences, subject to resale, to remain affordable.

Following discussion, the committee **VOTED:** unanimously to recommend an expenditure of up to \$8,275, from the FAHF, to pay for MLS listings for 110 Dillingham #105 and 38 Jeffrey Lane to preserve these two deed-restricted units, as conditionally approved by the Board of Selectmen, the trustees of the FAHF, at their July 9, 2018 meeting.

HOUSING PROJECTS:

Falmouth Housing Coordinator, Carla Feroni, stated she would like advice from the CPC on the merits of project applications being submitted through the CPC or the FAHF.

John Druly noted there will be confusion if applicants apply to both the CPC and FAHF. He said most are 40B's and have been vetted. He saw the advantage of the funding go into the FAHF. Carole Sutherland advised that Habitat for Humanity was given \$362,000 through the CPC. There is a history of submitting applications to the CPC.

Paul Glynn stated the committee needs a policy as to whether applicants seek monies from the Fund or the CPC.

Carla Feroni agreed the CPC has a more intense review process, but the FAHF has a well-designed process as well and funding will be based on the merits of the project.

PROJECT AMENDMENT: SWIFT'S CROSSING ON COONAMMESSETT HERITAGE TRAIL:

On the motion of Sandy Cuny/ Steve Patton, the committee **VOTED:** unanimously to appropriate \$260,270 from the Community Preservation Fund, under the Recreation Category, for the Swift's Crossing on the Coonamessett Greenway Heritage Trail project sponsored by the Falmouth Conservation Commission and The 300 Committee Land Trust.

Said project amendment will include a 10% contingency fee.

2018 CP PLAN AND 5-YEAR PROGRAM

Member Nicole Goldman recommended that in Appendix B, where referenced, the words "Historic Districts" shall be stricken and replaced with "Falmouth Historical Commission"...

On the motion of Sandy Cuny/ Robert Brown, the committee **VOTED:** unanimously to approve the draft of the CP Plan and 5-Year Program, as amended.

Consultant Sharon Gay advised the revenues are estimated and specific figures will be provided in September.

2018 CPC OPERATING PROCEDURES:

During the review of the final draft, the committee inserted the words under "Financial Officer" "The Financial Officer performs the following duties, when necessary:"

Where referenced, the words "Historic Districts Commission" shall be stricken and replaced with "Falmouth Historical Commission".

On the motion of Steve Patton/Sandy Cuny, the committee **VOTED:** unanimously to approve the draft of the 2018 CPC Operating Procedures as amended.

CHAIRMAN'S REPORT:

In the absence of the Financial Officer, Chair Russell Robbins reported the following bills were approved for payment:

- Coonamessett Heritage Trail and Greenway - Invoice #7 - \$4242.00
- Guv Fuller Field - \$103.13
- Guv Fuller Field Rehabilitation Project – (3 invoices) \$27,132.00
- Oyster Pond Environmental Trust – Invasive Species Removal – \$1500.00

ADMIN/CONSULTANT REPORTS:

Carole Sutherland reported the following:

- Applications for April Town Meeting are due August 8th. Nine project applications have been received representing all categories.
- Falmouth Housing Coordinator, Carla Feroni, has submitted a request regarding quarterly reporting. In the Memorandum of Understanding (MOU), it allows for a new reporting schedule following the initial phase. The committee was in favor. A new schedule, to be worked out between Carole and Carla, will be discussed at the next meeting.

Consultant Sharon Gay advised she is working on the wording for the following November Town Meeting articles:

- Swift's Crossing Amendment for \$260,270.
- Recommendation of funding from the CP Fund into the Falmouth Affordable Housing Fund.
- Recommendation of \$400,000 from the CP Fund into the Long Term Debt.
- Letter of Agreement Special Conditions for the Swift's Crossing pedestrian access – Middle Bog – on the Coonamessett River Greenway.

She prepared a spread sheet of available funding estimates and project/funding requests.

Estimated receipts for FY'20 will be available in September.

REVIEW AND VOTE ON MINUTES OF JUNE 14, 2018

On the motion of Sandy Cuny/Holly Wilson, the committee **VOTED:** to approve, with three abstentions, the June 14, 2018 minutes with changes.

ITEMS FOR FUTURE AGENDAS:

- Update on the Falmouth Historical Commission – Nicole Goldman.
- Continuation of Falmouth Affordable Housing Fund and CP funding.

There being no further business, the meeting adjourned at 9:00 PM to meet again on **THURSDAY, AUGUST 9, 2018 AT 7:00 PM IN THE SCHOOL ADMINISTRATION BUILDING.**

Submitted by: Mary J. Little, Recording Secretary