

COMMUNITY PRESERVATION COMMITTEE MINUTES
SEPTEMBER 13, 2018

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

Absent: Paul Glynn

Also Present: Carole Sutherland; Sharon Gay; Selectman Sam Patterson; Karen Bissonette; Barbara Schneider; 300 Committee Director, Jessica Whritenour.

Documents for review and Discussion:

- Three FAHF Fund Recommendations
- FAHF Bd. Of Trustees 2018 Funding Allocation Guidelines
- FAHF Board of Trustees 2018 Funding Priorities
- FAHF Operating Budget
- April 2007 Town Meeting Article RE: Haddad Property
- 2018 November Town Meeting Articles Recommendations and Vote
- CP Fund Project Applications
- Project Amendment Request RE: Inventory of Historic Resources
- August 8, 2018 Minutes Vote
- Available Fund and Project Fund Requests for November 2018 Town Meeting
- Letter from Scituate CPC
- CPC Meeting/Site Visit/Interview Schedule

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

PUBLIC COMMENT: None

FAHF FUNDING RECOMMENDATIONS:

Housing Coordinator Carla Feroni appeared before the committee to ask approval for the following agenda items:

72 Deer Pond Road

The FAHF Working Group is requesting approval to fund the Falmouth Housing Trust for the construction of one single family affordable house for \$65,000 on land that was donated.

The home will be sold for \$195,000.

On the motion of Steve Patton, seconded by Sandy Cuny, the committee **VOTED:** unanimously to approve an expenditure of \$65,000 based on the Board of Trustees' 2018 Funding Allocation Guidelines. The Trustees may allocate up to \$65,000 per unit after a review of the community benefit.

Request for Expenditure from the FAHF:

The FAHF Working Group is requesting CPC recommendation to expend up to 2.5% of the purchase price of the affordable property at 338 Sam Turner Road to pay brokerage fees associated with finding an income eligible buyer through the MLS.

On the motion of Sandy Cuny, seconded by Holly Wilson, the committee **VOTED:** unanimously to recommend to the Board of Selectmen expending up to \$4,430 in brokerage fees for the 338 Sam Turner Road property.

Request for FAHF Appropriations for November Town Meeting:

FAHF Working Group Member, Holly Wilson, has requested adding \$250,000 to the FAHF to support Falmouth affordable housing needs. The CPC voted on July 12 to add \$520,000 (town meeting vote required).

On the motion of Sandy Cuny, seconded by Steve Patton, the committee **VOTED:** unanimously to recommend appropriating another \$250,000 into the FAHF for approval at the November town meeting.

REVIEW OF HADDAD PARCEL ACQUISITIONS:

Former CPC Chair, Barbara Schneider, and 300 Committee Director Jessica Whritenour appeared before the committee to discuss the fact that the Haddad property was approved for purchase at the April 2007 Town Meeting (Article 15) for \$600,000. The 300 committee donated \$100,000.

They want the committee to know that it has not been developed to the vision when it was first purchased.

Citizens have access because the town owns the property. The residents have been using the beach as their own.

The protections placed on the property: signage; two handicapped parking spaces; turn around and emergency vehicle access, have not happened.

Over the last 2 winters, there has been significant erosion and the erosion shortened the depth of the beach. To access the property, you have to walk in the water or climb the bridge and then climb down. Funding will be required to remove the bridge's foundation.

On the motion of Nicole Goldman, seconded by Bob Brown, the committee **VOTED** unanimously to notify the Beach Committee/Department; DPW; Board of Selectmen and Town Manager Julian Suso to encourage them to do what was envisioned.

2018 NOV. TOWN MEETING ARTICLES: RECOMMENDATIONS AND EXPLANATIONS

The committee reviewed the following draft articles:

Coonamisset Greenway:

The recommendation is that the town vote to approve \$260,270 from the Undesignated Fund to construct a pedestrian bridge and wetland.

On the motion of Steve Patton, seconded by Holly Wilson, the committee **VOTED:** unanimously to approve the draft article as presented.

Potential LOA Special Conditions for Coonamisset Greenway Heritage Trail and Gateway Park at Swift's Crossing:

- Deviations from scope must be approved by the CPC prior to change
- Project completion date is June 30, 2019 One extension may be negotiated
- Permanent signage must be erected acknowledging the use of CPA funds and wording must be approved.
- CPC Project Liaison is Russell Robbins

FAHF Fund:

Recommendation is town vote to approve funding \$770,000 to the FAHF from the Community Housing Reserve for the purpose of community housing.

On the motion of Steve Patton, seconded by Holly Wilson, the committee **VOTED:** unanimously to the approve the draft article as presented.

Land Bank Debt Reserve Account:

Recommendation is town vote to approve the transfer of \$400,000 from the Undesignated Fund Balance to the Land Bank Debt Reserve Account to fund conservation land acquisition debt service payment obligations beyond FY 2020.

On the motion of Sandy Cuny, seconded by Steve Patton, the committee **VOTED:** unanimously to approve the draft article as presented.

CP FUND PROJECT APPLICATIONS:

Falmouth Play Station:

Sandy Cuny felt this project does not have a site for the project. Nicole Goldman offered the timeline was problematic and there is the need to address HP bathrooms and fund raising. Bob Brown, however, suggested the Play Station might have a place at Trotting Park. He asked that the applicant be granted an interview. Carole Sutherland suggested a November 1st interview at 7:00 PM.

Sailing Fleet:

Carole Sutherland advised the project doesn't meet the requirements of the CPA. She referred to a ruling by the CP Coalition that cited water-based activities have to be capital improvements. The ruling was predicated on a request by the Town of Scituate CPC to replace sailboats used for the sailing program.

On the motion of Steve Patton, seconded by Bob Brown, the committee **VOTED:** unanimously to declare the project does not meet the requirements of the CPA.

Cape Housing Initiative: \$10,000

Steve Patton stated he attended a Cape Housing Initiative meeting last year and found it to be educational and he proposed a motion, seconded by Holly Wilson to support the proposal. Committee **VOTED: unanimously.** Interview is scheduled for October 25th at 7:00 PM.

Tennis Courts Rehabilitation at Lawrence School and Taft Park: \$290,000

Sandy Cuny felt it is a worthy project and offered a motion, seconded by Bob Brown to declare it eligible. Interview is October 25, 2018 at 6:20 PM

PROJECT AMENDMENT REQUEST:

Inventory of Historic Resources – Phase I - \$30,000

Because of a delay in contract execution, the consultant, Eric Dray, is requesting a second extension until December 30, 2018 to complete the 90 forms (Form B) based on the significant amount of historical information he has uncovered.

On the motion of Holly Wilson, seconded by Nicole Goldman, the committee **VOTED:** unanimously to approve an extension to December 30, 2018.

CHAIRMAN'S REPORT: None

ADMIN/CONSULTANT REPORT: None

FINANCIAL REPORT:

The following bills were approved for payment:

- Eric Dray – Inventory of Historic Resources - \$7500.00
- Housing Production Plan - \$12,500
- Oak Grove Cemetery Monuments – Invoice for \$1500.00 and \$3,855

APPROVE MINUTES OF AUGUST 9, 2018:

On the motion of Steve Patton, seconded by Nicole Goodman, the committee **VOTED:** to approve the minutes of August 9, 2018 with one abstention..

ITEMS FOR FUTURE MEETING AGENDAS:

Holly Wilson requested an agenda item to add funds to the FAHF from the Undesignated Fund.

There being no further business, the meeting adjourned at 9:15 PM to meet again on **THURSDAY, SEPTEMBER 27, 2018 AT 7:00 PM IN THE SCHOOL ADMINISTRATION BUILDING.**

Submitted by: Mary J. Little, Recording Secretary