

COMMUNITY PRESERVATION COMMITTEE MINUTES
NOVEMBER 15, 2018

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

Absent: Russell Robbins, Sharon Gay

Also Present: Carole Sutherland; Selectman Sam Patterson; Michael Galasso.

Acting Chairman Sandy Cuny opened the meeting at 6:00 PM in the School Administration Building. Because of Town Meeting, she stated the committee will consider Item 3 – FAHF Expenditure Request.

Megansett Crossing Apartments – Revised FAHF Application:

Housing Coordinator, Carla Feroni, received a letter from Michael Galasso of Megansett Crossing LLC. requesting \$650,000 from the FAHF for the development of 10 affordable family rental units in North Falmouth. They will be counted in the Affordable housing inventory. Megansett Crossing targets households with incomes from 80 to 100% AMI. In his letter, Mr. Galasso explained he has had discussions with Mass Housing and DHCD They suggested he apply no later than November 29 for funding, provided if it has been awarded funding from the town prior to the application deadline.

CPC member, John Druley, as a member of the Working Group reported to the committee on the Working Group's review of the project and its favorable recommendation. He stated the applicant is a non-profit and because all the units will be affordable, it was agreed to fund the \$650,000. Advisor Laura Shufelt stated the request was not uncommon and it is happening across the state. She saw no problem if you follow the DHCD's guidelines and fall within the model.

Mr. Glynn stated he was not sure the Working Group vetted the project properly. He stated since 1989, 8 of the 40B's were rentals and they received no town money. Mr. Glynn requested of Mr. Galasso a copy of the pro-forma.

Selectman Sam Patterson advised there was a discussion about non-profits and for profits and whether there was any discrimination. Laura Shufelt saw no problem.

Nicole Goldman asked how much is in the fund and she was advised there is enough to cover this project.

Following discussion, on the motion of Steve Patton, seconded by Holly Wilson, the committee **VOTED:** 6-1 to recommend to the Board of Selectmen CPC's support of the request for \$650,000 from the FAHF.

Habitat for Humanity Project on Barrows Road – Soil Testing Report:

Carole Sutherland reported that Habitat for Humanity will be closing on the property next Tuesday and is seeking approval from the CPC that it has met the special condition for an Environmental Assessment Report.

Robert Brown stated he has a problem agreeing to the 144 page in-depth report advising he could not read the technical contents at this point with 50 -hours notice before the meeting. He further stated this soil study report should be approved and read by experts and not proper subject matter for CP, whose mission is to make recommendations to town meeting not soil tests.

Carole Sutherland stated that Assistant Town Counsel, Pat Harris, has accepted and approved the report. Selectman Sam Patterson also stated it is a straight forward project.

On the motion of John Druley, seconded by Steve Patton, the committee **VOTED:** to approve acceptance of the Special Condition for an Environmental Assessment Report. Robert Brown abstained.

The meeting adjourned at 6:45 PM

Submitted by: Mary J. Little, Recording Secretary