

Community Preservation Committee Meeting of February 13, 2008

PLACE: Town Hall

6:36 P.M. Public Hearing called to order by Chairman Lucas

A. Quorum/Attendance

Members Not Present: Carol Tyson

Planning Director William Roth was also in attendance.

B. Approval of Minutes – 1/9/08

William Markey motioned to approve the minutes to the 1/9/08 meeting. James Souza seconded. The vote was unanimous in favor. The motion passed.

C. Review DOR Letters to John Nunes and William Roth

William Roth - John Nunes sent a letter to the DOR requesting clarification regarding reallocating the \$100,000.00 left from the phase one of the Town Hall project. It can be reallocated just like any other article at Town Meeting. The other letter is also from the DOR and their Attorney Ms. Colleary. It appears that the Little League lights and pool projects do not comply with the CPA regulations. So, I am recommending that you vote to not approve those two projects.

Chairman Lucas – That's pretty much what we were expecting.

D. Final Review of 2007 Applications

William Roth – I spent several hours with the Town Accountant to go over the figures. Based on that, there is \$79,044 designated for open space, \$79,044 for community housing and an undesignated balance of \$156,493 in our fund. To determine estimated revenue, we are being conservative. If there are abatements or anything else we don't know about, the Town Accountant is recommending the figure of \$270,000.00 to be use as the figure the State will base the match on. The DOR hasn't issued what the percentage of match will be. It will not be 100 percent. It will probably be between 60 and 75 percent. I have shown you what 60, 65, 70 and 75 will be. That shows you what the total uncommitted funds will be. I added this to the CPC fund balance and have reserved \$10,000 in unreserved balance pursuant to the Town Accountant's recommendation. I then have shown what the minimum 10% for each category. I am recommending that you go with the 60 percent figure. Hopefully in March, we will know the DOR figures. You then can hold another meeting. We will have the final figures and you can make your final decision as to the figures. You can vote any changes at your April meeting. At Town Meeting, the chairman will move a different figure.

Chairman Lucas – There is a lot of conservative figuring.

William Roth – The one thing we don't want to do is overspend. We took the same approach last year.

Chairman Lucas – I think it's the right approach to take.

William Roth - You already voted \$50,000.00 for the housing authority. You are down to two projects; the open space project and the Town Hall project. I believe the sense of the Board was to have the open space project to bring money to the table. The request was for \$510,000. However, you could look at the purchase price, \$475,000, and fund the Urban Self-Help Grant match of \$180,500. The Coalition and neighbors would have to raise the difference. The grant pay 62 percent; therefore a 38 percent match would be required and the Nasketucket Woods purchase is a very desirable project. This would be a good year to try for it. They might be pulling back money in the future if the economy stays the same. You could then approve almost \$500,000.00 for the Town Hall project.

Wayne Hayward – Can Town Meeting change the amounts on the floor?

William Roth – No.

Chairman Lucas – Let's review the project. Any thoughts on the pool project?

Terrence Meredith motioned to not recommend the pool project. William Markey seconded. The vote was unanimous in favor. The motion passed.

Chairman Lucas – How about the ball park lighting proposal?

Terrence Meredith motioned to not recommend this project. Ellsworth Sylvaria seconded. The vote was unanimous in favor. The motion passed.

Chairman Lucas – Next we'll take the historical funding for Town Hall. The figures haven't changed a lot. We're looking at transferring \$100,000.00 from phase one and taking the \$399,337.00 from anticipated revenue and the CPC undesignated balance.

Jeff Osuch – I suggest that if additional funding does become available that you consider it for funding more of this project.

Wayne Hayward – It was my belief that open space preservation was a priority with the CPC.

Marinus Vander Pol motioned to recommend this project. Frank Rezendes seconded. The vote was unanimous in favor. The motion passed.

Chairman Lucas – Let's talk open space. You have 38% for the urban-self help grant match.

William Roth – It's 62% reimbursement on \$475,000. The option that I have laid out for you is 38% of the purchase price of the property, which is \$180,500.00 funded by us. They would have to raise the rest.

Allen Decker – Since the last meeting, some good things have transpired. To begin with, the property is now owned by the man that we have the agreement with. As of today, the Mariner Youth Soccer league has deeded over their land to Philip Denormandie. He has agreed to sell the Nasketucket Woods parcel to the Coalition and we have the documentation thereto. There has been a slight adjustment to the parcel. It's a 55 acre parcel, but he is holding on to a 3 acre house lot.

William Roth – Before Town Meeting votes on this, we need to know where the house lot is going to be.

Marinus Vander Pol – How long has this been in discussion.

Allen Decker – Since the beginning.

Marinus Vander Pol – So, it's not 55 acres, it's 52. I suggest a condition in the motion to Town Meeting that the 3 acre parcel be clearly identified.

Allen Decker – That shouldn't be a problem.

William Roth – The house lot will have to comply with zoning.

Marinus Vander Pol – I'm satisfied it can be done.

William Roth – I didn't hear about this until tonight. The application doesn't say anything about it. If you don't know where it is, you can't vote on it. It should be tabled until you know. I don't see how you can put in a condition.

Marinus Vander Pol – I'm glad it was brought up tonight. It needs to be talked about.

William Roth – You could vote the project if you wanted to. But at a future meeting, the 3 acres have got to be shown.

Cora Pierce – I know this land. This is no surprise to me. He did the same thing at Little Bay. We will work with Mr. DeNormandy. We will stand up on Town Meeting floor in favor.

Terrence Meredith – I'm not comfortable voting on this without knowing where the 3 acres are going.

Marinus Vander Pol – My hat's off to Ms. Pierce. I think we need to send a strong message to the seller that the 3 acre piece needs to be identified firmly without

compromising the access points that the plans show. I would move a sense of the meeting vote, non-binding, that given an outline of the parcel without compromising the Town's access points that we would be in favor of this proposal. William Markey seconded. The vote was unanimous in favor.

E. Any Other Business

F. Set Next Meeting - March 12, 2008

James Souza motioned to adjourn. Jay Simmons seconded. The vote was unanimous. Meeting adjourned at 8:12 p.m.

Respectfully submitted,

James Pelland,
Secretary, Community Preservation Committee