

Community Preservation Committee Meeting of January 21, 2010

PLACE: Town Hall

6:30 P.M. Meeting called to order by Chairman Lucas

A. Quorum/Attendance – Carol Tyson, James Souza and Marinus Vander Pol not in attendance.

Planning Director William Roth was also in attendance.

B. Approval of Minutes – December 17, 2009

Jay Simmons motioned to approve the minutes to the December 17, 2009 meeting. William Markey seconded. The vote was unanimous in favor. The motion passed.

C. Bills –

1) William Roth - \$52.80 – Mileage

William Markey motioned to pay this bill. Terrence Meredith seconded. The vote was unanimous in favor. The motion passed.

2) Fairhaven Housing Authority - \$26,936.20

- HUD 202 Pre-Development – ART. #16, STM 5/3/08
- Non-Profit Start UP – ART #46E, ATM 5/2/09
- Affordably Housing Study – ART #46F, ATM 5/2/09

William Markey motioned to pay this bill. Cynthia McNaughten seconded. The vote was unanimous in favor. The motion passed.

3) Larrivee Associates - \$900.00 – Appraisal - Long Road Property

Terrence Meredith motioned to pay this bill. William Markey seconded. The vote was unanimous in favor. The motion passed.

D. FY 2010 CPC APPLICATION DISCUSSION:

- **Housing Authority – Fire Alarm Upgrades - \$40,000**
- **Millicent Library – Roof Project - \$55,000**
- **Fhvn High School – Arch. Services Project - \$50,000**
- **Nasketucket Fields CR – Coalition for Buzzards Bay - \$125,000**
- **Long Rd. Scott Property (Map 24, Lot 2) – \$65,000**
- **Historical Com.- Academy Bldg. Window Project - \$12,000**

- **Robichaud Property (Map 53, Lot 2) – \$1,000,000**

William Roth – Reviewed the appraisal for the Long Road property. The fair market value as raw land was determined to be \$400,000. That was based on 13 ANR Lots; however, there was a disclaimer about needing a wetland determination to come up with the exact number of buildable lots. Therefore, the \$65,000 asking price is well under appraised value.

Jeff Lucas – Well then the selling price is a deal. Even if the site is mostly wetlands, one buildable lot is still well over the \$65,000 price.

The Committee agreed it was a good price for 13+ acres.

William Roth – Reviewed the projected revenue. I recommend that we use a figure of \$250,000 for Town revenue and 30% state match, which would give the committee \$325,000 of new fund available. I do not have the figure of the undesignated balance, but I project it is between \$75,000 to \$100,000. However, I need to meet with the Town Accountant to determine the exact figure.

The Committee discussed the revenue projection and we comfortable with the conservative approach. However, they wanted to know the undesignated balance.

William Roth – Reviewed the projects and cost. The Robichaud Property is well over what the Committee can afford and would require multiple funding sources. Therefore, that project cannot be considered at this time. If you add together the Housing Authority Project, Library, High School, Academy Building and Long Road property that comes to a total of \$222,000. Then you add the operating budget of 12,600, the Total is 234,600. The two remaining projects are the NSTAR Property at \$75,000 and the Nasketucket Fields CR request at \$125,000. Depending on the undesignated balance the committee may be able to fund all of the projects.

The Committee discussed the projects and was comfortable with what was presented.

David Despres – As requested I got an additional quote, which was almost \$2,000 less than the first quote. Therefore, with a contingency added in I feel comfortable with the \$12,000 request.

Jeff Lucas – Do I hear a motion to recommend approval on the Housing Authority Project of \$40,000, Library Project of \$55,000, High School project of \$50,000, Academy Building of \$12,000 and Long Road property of \$70,000 and to hold off on the budget, NSTAR Project and the Nasketucket Fields CR request until next meeting.

Jay Simmons motioned to recommend approval of the stated projects. Frank Rezendes seconded. The vote was unanimous in favor. The motion passed.

William Roth – I would recommend that you also take a vote on the Robichaud Property request.

Terrence Meredith motioned to table the request and have the applicant work on getting additional funding together. William Markey seconded. The vote was unanimous in favor. The motion passed.

William Roth – I also request that the Committee vote to authorize me to work with the Town Attorney on a P&S and title search for the Long Road Property. You have sufficient funds in your budget to cover the cost.

Terrence Meredith made the motioned. William Markey seconded. The vote was unanimous in favor. The motion passed.

E. OTHER BUSINESS – NSTAR Doane St. Property

Mr. Roth provided an update as to the NSTAR Property. DCR has their appraisal, which has a value of \$150,000, which is well below the asking price of \$400,000. There is a tentative meeting between NSTAR, DCR and the Town on January 26th to make an offer. The discussions over the last year with DCR are that the CPC would pay half of the purchase up to \$125,000. If NSTAR agrees that the cost to the CPC would be \$75,000.

F. NEXT MEETING – Thursday, February 11, 2010, 6:30 p.m.

William Markey motioned to adjourn. Terence Meredith seconded. The vote was unanimous. Meeting adjourned at 8:04 p.m.

Respectfully submitted,

William D. Roth, Jr.
Planning and Economic Development Director