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**Community Preservation Committee
Minutes
December 9, 2002
Town Hall**

Present: Mark Kablack, Carole Wolfe, Steve Swanger, Judy Sheldon, Kirsten Roopenian, Chris Morely, Sheila Stewart, Jody Kablack (Town Planner)

M. Kablack opened the meeting at 7:35 pm. The committee reviewed the minutes of Nov. 14, 2002 and approved them with minor corrections.

Fiscal policy for minimum funding in each category

M. Kablack reviewed the financial information presented by M. Valente in November. Discussion centered on the policy of utilizing only 10% funds for each specific category. One proposal affected is the SHA proposal. Funding the proposal without bonding exceeds the 10% allocated for housing. It has been reported from the Town Manager that the SHA proposal can be bonded (probably 5 year term), with some restrictions. Debt service on \$320,000 would be roughly \$77,000 in first year, decreasing thereafter.

S. Swanger reported that the SHA has met and have decided to remove the properties located adjacent to the DPW property from consideration at this time. They plan on proposing a large number of parcels as place holders in Dec., and then by the time the warrant goes to print (or by Town Meeting) they will have specific properties to discuss. Still want to build up to 16 units. Discussion continued on how to allocate funds generally on a policy level. Many members feel that the CPA is primarily a Land Bank. Some members felt that committing only the minimum amounts for housing and historic preservation funds, maintaining the majority of funds for land purchases, is a conservative approach. It still funds housing and historic preservation more generously than if there were no CPA. It might be less risky to sell the CPA as a land bank in order to keep it viable.

K. Roopenian opined that the CPC must educate residents about the purpose of the CPA. CPC should not make decisions based on perception that this is what the residents want. CPC should make informed decisions and communicate its reasons.

A motion was made to table a vote on this fiscal policy until more time has elapsed and the CPC gains more experience.

Voted to NOT adopt the policy. Indefinitely tabled recommendation of minimum funding at 10% in each category. Voted 7-0 unanimous.

Proposals

Dickson - No negative comments heard at public forum. Represents 2 aspects of the CPA. Seems to be a good value. Appraisal cost of property is \$475,000.

Motion to recommend the purchase of the Dickson property, 62% funded from open space funds; 38% funded from historic funds; bonded for a 5 year term.

Voted 7-0 unanimous.

Hosmer House - No negative comments. Motion to recommend Hosmer House at \$51,600 funded entirely from historic funds as a cash payment. (funds reserved for use in FY03 at last meeting)

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Sudbury Housing Authority - Discussion from K. Roopenian on process for moving forward with this project. Questions she has as a Selectman. What are implications on rental vs. homeownership? Why not wait until housing partnership is formed so that homeownership units can be developed? Why haven't mixed uses in the business districts been proposed? Who would administer rental program long term? Long term funding and financial plan for these units? What are tax implications for rental vs. homeownership? Selectmen are very supportive of housing issues and increasing diversity of housing types. Need answers to questions. Not opposed to project, but wants to make sure it is done right and thoroughly. Thinks plan is aggressive. Concern that properties still have outstanding issues.

S. Swanger opined that the town needs both types of community housing. The SHA has encouraged the Selectmen to form a new housing committee. He has personally recruited people to serve on that committee. There is a need for smaller rental units in Sudbury. Proposal is on same scale as their last project (Fairbank Circle). Site selection is very preliminary. Met with ConCom and are scheduling site visits. Snow cover will deter recommendations. North Road parcel may have to be removed due to inability to check natural resources. Some sites have already been removed from original list. Need to talk to Park & Rec about the Longfellow Road parcel. This is a fairly large parcel that could handle several buildings. Also want to talk with School Committee in January. Will meet with Selectmen once these other groups have been visited.

C. Morely has concerns with timing. What can be accomplished prior to TM? Don't want the CPC's first housing proposal to be defeated. Proposal has a lot of open issues (what specific properties? configuration of development on those parcels? # of units on each parcel?).

M. Kablack opined that the CPC should not require proposals to be so far developed that no questions are left unanswered. CPC should present projects that meet basic criteria - Is it doable, does it meet the spirit of the CPA? Should condition warrant article on progression of project within a certain amount of time, so that funds are not tied up for long period of time and are available for other projects. Important to put housing article on warrant. Reservations have been somewhat answered tonight. Need to start developing some number of housing units to avoid comprehensive permits. Indefiniteness of proposal still a concern. Can carefully word a warrant article. CPC will be able to present overall plan to TM by addressing up-front what the open issues are (local approval process fails, funding falls through).

S. Swanger stated that they will be applying for various funding and might need 1-2 years to accomplish project and use funds. SHA is aware that sites must be specific for town meeting, and that is their goal. Any parcel that cannot be examined before Town Meeting will not be considered. Critical that housing be on the agenda in this first year. CPC needs to make a statement and provide leadership on the issue.

S. Stewart and C. Wolfe opined that they are in favor of submitting the article with contingencies discussed. J. Sheldon stated that SHA must market the proposal. In favor of putting article on the warrant and starting town-wide discussion on issues. May not succeed, but will begin discussion.

Motion to recommend SHA proposal in full amount for construction of up to 16 units in no more than 7 buildings subject to contingencies inherent in project at this time, including but not

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limited to transfer of properties to SHA, local approvals, funding by cash expenditure and issuance of bonds so that total annual budgeted amount will be at or below 10% of collected CPA funds for community housing.

Voted 7-0 unanimous.

Town Meeting Warrant Article

J. Sheldon provided examples from other towns. M. Kablack provided sample article with 3 projects discussed. Discussion on wording of article.

Motion made to present article with 3 projects similar to the Town of Bedford's, showing line items of each project within 1 article with the associated costs per project. Warrant report will describe each project in detail.

Voted 7-0 unanimous.

Funding mechanism for 2 bonded articles (Dickson and Sudbury Housing Authority) to be dealt with in a separate article due to 2/3 majority vote needed. J. Kablack will check with T. Manager and T. Counsel on wording of article.

A draft warrant article will be worked on and distributed by email. Members will need to come in to the Planning Board office to signatures for submission to Selectmen prior to 12/31/02.

Current Business

Annual Town Report was signed by committee members. J. Kablack will submit to T. Manager's office.

Spring 2003 Meeting Schedule:

1/15/03; 1/29/03; 2/12/03; 2/26/03 (locations to be confirmed)

Amendments to CPA

CPC endorsed a letter to be sent to State representative and State senators on continued support for CPA and support of proposed amendments. J. Kablack to send letter.

Next Meeting

Wednesday, January 15, 2003, 7:30 pm, Town Hall (to be confirmed)

Meeting adjourned at 10:00 pm.

Minutes taken by J. Kablack.