

**Community Preservation Committee
Minutes
January 29, 2003
Town Hall**

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

M. Kablack opened the meeting at 7:40 pm. A quorum was present.

Town Meeting Article

Memo from Kerry Speidel, Finance Director, was discussed regarding which fiscal year funds are available for appropriation. A meeting will be held with the co-chairs and Ms. Speidel to clarify the warrant article in compliance with the Act. Other slight revisions to the articles may be made after discussion with Ms. Speidel, Town Manager and Town Counsel.

Another concern is if the first article passes, and the second (bonding) article does not pass. Is the CPC willing to fully fund the 2 proposed bonding articles if the bonding does not pass? Is it possible to do this without it being reconsideration?

Another issue brought up by bonding counsel is the requirement to document the historical nature of the Dickson project. C. Wolfe was asked to investigate the standards.

Finance Committee Meeting

The CPC met with the Finance Committee on January 21, 2003. M. Kablack and S. Pickering gave an overview of the CPC, and a description of the proposed budget. FinCom questioned that bonding for projects would bring the CPA out further than the original 5 year authorization. FinCom thought that, therefore, there would be financial impact. One member of the FinCom thought that the purpose of the CPA was to fund smaller projects (less than 5 year term) and that larger projects would still go through the referendum process. This is not necessarily a FinCom position. S. Stewart commended the co-chairs on the presentation. She reported that FinCom did have an issue with longer term bonding, and what the fiscal impact will be beyond the first 5 years.

The committee discussed the future of CPA, and the requirement that CPA will continue until it is affirmatively repealed (which cannot happen until the 5 year term is over). This is something that has not been widely publicized, and will need to be discussed so that residents know what they are voting for. In addition, the FinCom should have answers to their questions so that there are no misconceptions.

Warrant Presentation

M. Valente has suggested that the CPC present only the CPA, budget, reasons for recommendations, and that project proponents present projects in depth. It is assumed that the article will be discussed in its entirety, and then open up the full article for

discussion. Additional time will be requested from the moderator to give each project adequate presentation time.

SHA Proposal

They have met with Sudbury School Committee, Park & Rec, LS School Committee and Selectmen regarding parcels. Park & Rec agreed to transfer parcels to SHA for housing (Longfellow Road and Hemlock/Willow Road). School Committee also agreed to transfer Newbridge Road property (with conditions). LS has not committed yet. SHA plans to bring as many parcels as possible to meet the 7 building maximum. Longfellow and Newbridge Road would be adequate for the 7 buildings (16 units). Other parcels include Lincoln Road (at LSRHS), Hemlock Road, North Road, Hudson Road (at Fire Station) and Arborwood Road. Landham Road is available now since SHA owns it already.

S. Stewart asked how many children will reside in these units?

The plan is to construct the following breakdown:

- 4, 1 bedroom units – no children
- 7, 2 bedrooms – 7 to 14 children (max)
- 5, 3 bedrooms – 10 to 20 children (max)
- 17 to 34 maximum

A Community Housing Forum is planned for Monday, February 10, 2003, 7:30 pm at the Goodnow Library. A letter will be sent to all abutters of these 8 parcels. An advertisement will be placed in the Town Crier.

General Business

1. CPC Conference to be held Sat. March 1, 2002 in Bedford.
2. Town of Wellesley questions. J. Kablack will direct them to the town's website, and will answer any other questions.
3. Minutes of 12/9/02 still need to be circulated.
4. Minutes of 12/4/02 and 1/12/03 have not been completed.
5. M. Kablack will write a letter to the Selectmen re: replacement for Judy Sheldon (who has resigned from the Conservation Commission)

Next Meeting

Wednesday, February 12th, 7:30 pm, Town Hall

Meeting adjourned at 8:30 pm.

Minutes taken by J. Kablack.