

Approved 12.17.2014

COMMUNITY PRESERVATION COMMITTEE
MEETING MINUTES
September 10, 2014, 7 P.M.
SETH VENTRESS BUILDING, MARSHFIELD

ATTENDANCE

CPC Members Present: Brian Wall, Bill Ivey, Kerry Richardson, Tim Russo, David Paliotti, Kevin Cantwell. Absent: Tom Whalen.

Others in attendance: Don MacAleer.

1. Call to Order
2. MHOPP Discussion
 - Kerry Richardson called the selectmen's office and wasn't able to meet with Rocco Longo about the housing issues.
 - Brian Wall explained what happened with MHOPP grants and not honoring Kerry's request to postpone vote.
 - Kerry Richardson said that Rocco emailed everyone that BPS had reviewed production plan. Kerry explained that Rocco is confused between the MHOPP and Production Plan and he had asked Brian for permission to meet with Rocco to clarify.
 - Brian Wall said that CPC voted for something and this isn't what it was.
 - Bill Ivey said if MHOPP is just changing the dollar value not the program structure do we want to fund this?
 - Kerry Richardson said the Marshfield Housing partnership increased the three bedroom grant to \$120k from \$100k.
 - Tim Russo asked if this is a good use of taxpayer money and it is in their best interest to come before CPC. Tim Russo said come April the CPC will vote again if we decide this is not for a good use.
 - David Paliotti said Rocco said our sole responsibility is to recommend projects and then it goes to town officials.
 - Kerry Richardson explained that Rocco mixed up the programs and needs to understand what program they are referencing.
 - Bill Ivey asked if it is even legal for them to raise the grant limits.
 - Kerry Richardson said Bob Galvin said the Housing Partnership had the legal authority to do so the first time; but Kerry Richardson said ethically they shouldn't have done it without input from CPC or town residents.
 - Kerry Richardson said the \$700k held by the Housing Partnership is for affordable housing and CPC voted \$50k out of that \$700k for Habitat for Humanity.
 - Tim Russo asked if CPC can actively approach contractors, Kerry Richardson said yes.
 - Tim Russo said if we can do something that gets more people into a home more efficiently we should.

Approved 12.17.2014

- Kerry Richardson said rental programs count toward affordable housing quotas which is an option.
- Brian Wall said the most economical way to do it is what Peter Armstrong is doing with rental units.

3. Daniel Webster Law Office

- David Paliotti said the Board of Selectmen took over the project and they are working with a couple of contractors.

4. Conservation Restrictions

- Brian Wall said he will ask for an update from the Coalition about the repercussions of not filing conservation restrictions. Brian Wall said he thinks the town could potentially lose \$825,000.
- Bill Ivey asked if there is some concern that there are organizations that can do CRs but can't back up claims for trespassing, as an example without endowments.
- Kerry Richardson asked if someone has to underwrite these organizations?
- Karen O'Donnell said Wildlands Trust will take the CR on the property Open Space is considering and they have a lands committee or sub-committee that does site visits. She said until you have a signed P & S on a property it is hard to get them to commit.
- Karen O'Donnell said they aren't interested in holding CRs for active recreation or a building on a property.
- Karen O'Donnell said Wildlands Trust will hold the Conservation Restriction on Holly Road.

3. Open Space

- Karen O'Donnell asked the CPC if Open Space can be treated differently in the meeting and agenda process as they feel they are working for CPC and so much of the work is time sensitive.
- Bill Ivey recommended once again having a standing agenda item for Open Space and Executive Session.
- Brian Wall said if he had put Open Space on the current agenda as a vote for the Archer land being considered it wouldn't have been fair to the public if they wanted to discuss.
- Brian Wall said he has no problem treating Open Space differently. He said he wants the entire process to be open to the public.
- Karen O'Donnell said the owner of the property won't allow a public tour of the property due to liability, she said there are no trails on the property.
- Brian Wall said the CPC will vote on purchasing the property at its October 15 meeting.

4. Project Liaisons

Approved 12.17.2014

- Brian Wall said CPC members can decide who wants to do what projects and we will put together a spread sheet of open projects.

5. Moratorium

- Brian Wall asked CPC if it wants to consider putting a moratorium on any new projects until the current and outstanding ones are finished.
- Tim Russo said he wouldn't want to do that as it could cause more problems.
- David Paliotti said it might exclude the wrong project.

6. Hancock Building

- David Paliotti said the Historic Commission recently put a Historic Distinction on the Hancock Building and that it was already on an historic list.
- Brian Wall said a consultant might be required to do the application.

7. Minutes to Approve

MOTION: Brian Wall made a motion to approve as amended the open meeting minutes from August 13, 2014. Motion second by Kerry Richardson. Yes: Brian Wall, Tim Russo, Kerry Richardson, Bill Ivey. David Paliotti abstained. Tom Whalen absent.

MOTION: Brian Wall made a motion to approve as amended the executive meeting minutes from August 13, 2014. Motion second by Kerry Richardson. Yes: Brian Wall, Tim Russo, Kerry Richardson, Bill Ivey. David Paliotti abstained. Tom Whalen absent.

MOTION: Brian Wall made a motion to approve as amended the open meeting minutes from June 11, 2014. Motion second by Kerry Richardson. Yes: Brian Wall, Tim Russo, Kerry Richardson, Bill Ivey. David Paliotti abstained. Tom Whalen absent.

8. Financial Update

- Brian Wall said he is meeting with Barbara Costa on Friday, September 26 at 9 a.m. to try and get a handle on the CPA financials.

11. Next meeting

- Carolyn Shanley is away in early October so next meeting is October 15, 2014

MOTION: Brian Wall made a motion to adjourn the meeting at 9:05 p.m. Motion second by Kerry Richardson. All in favor.

Open Meeting Adjourned at 9:05 p.m.

Approved 12.17.2014

Meeting adjourned.

Respectfully submitted,

Carolyn Shanley