

**Community Preservation Committee  
Meeting Minutes  
February 18, 2020**

**PRESENT:** Barry Johnson, Daniel Doucette, Richard Anderson, Fred Bartholomew, Andrew Cooney, Peter Holmes, Penny Myers

**EXCUSED:** George Sala, Neil Langille

**ALSO PRESENT:** Kerry Horman

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Recording Clerk, Ann Gutterson

B. Johnson called the meeting to order at 6:00pm.

Distribution of FY2021 applications.

**Housing:**

**Priority 1:** Services. Bourne Housing Partnership/Affordable Housing Trust Fund

Request: \$59,200

B. Johnson: This is the usual request.

**Priority 2:** Housing Rehabilitation Technical Support. Bourne Housing Trust Fund/Bourne Housing Partnership

Request: \$9,000

Kerry: The USDA has a \$75,000 grant program and a \$20,000 loan program. We want to replenish our fund. It's good for emergencies. The USDA will take about a year and isn't good for this use. Funds being paid back from the block grant a few years ago go into this fund too. We created this program. We have an architect that writes up the specs on the repairs. Admin work is by me. He keeps control over the contractors. Need to remarket a lot of programs. \$2,000 deal with him, average would be \$1,500 each.

R. Anderson: The check is made out to the homeowner and the contractor

Kerry: Yes, that is for the construction. Before work is paid for, our guy goes and inspects.

A. Cooney: What about more expensive repairs – asbestos, abatements, etc?

Kerry: This program covers up to \$7,000 for an emergency. We have a little over \$20,000 in the fund now. If we need more money, Coreen may have some from the block grant repayment. The USDA grant is for people over age 62, works for lead, not sure about asbestos.

A. Cooney: Funds for a specialist?

Kerry: Flexible can use for technical expertise. Did a lot of research, nothing out there for emergencies.

**Priority 3: New Housing Units. Bourne Housing Partnership**

Request: \$120,000

Kerry: This is the program to get the houses built. We subsidize the house price down to make it affordable. After the current house is finished, we'll be out of money. Cost for this one is \$240,000, thankfully the lot was donated. We want the sale price to be \$180,000. Trying to reach 60% of the median income. Cost is \$60,000 to subsidize. We have \$55,000 in the account. If we buy another lot...can't buy at market rate. The bylaw we worked on with the Planning Board, we (or an applicant) are able to sell or build a deed restricted affordable house on an undersized lot. This would allow us to do one more. Trying to use new unit money to become partners, in a way, with developers in the downtown for housing. 20 units – 10% have to be affordable, that equals 2 units for the inventory.

If can get to 25%, that would usually equal 5 units, but if we give a financial benefit, then could count all 20 units. The state has many restrictions. Try to do things that give us flexibility. Our CPA account is running out, our other money is for emergencies and short term. Everyone works together in this town, it's great. Very few towns do what we do in Bourne. It's an ongoing battle.

D. Doucette: People afraid of affordable housing. It's a splendid project.

**Review of Accounts:**

Housing: As of 7/1/20: \$253,731.92.

Projects: Priority 2 - \$6,115

Housing down payment - \$20,136

Sprinkler System – ongoing

Down payment - \$30,860

Subsidize - \$55,000 engineering, wiped out after this house.

D. Doucette: I think Kerry's position should be a town position, not funded by the CPC. He's very valuable to the Town.

July 1:	\$1,817,254.73
3%:	\$1,567,254.73
OSC/Rec:	\$1,166,509.49
Historic:	\$295,762
Housing:	\$253,731.92
Undesignated fund:	\$1,063,522.46

**Other applications:**

Historic: military museum at Aptuxcet. Site plan and engineering only.

OSC: We have a parcel that we are looking at.

Hoxie school is on the BoS agenda. There is \$244,000 sitting in a line item in the second article. Have been paying a heating bill, the money might be going back to the fund. Could use the funds if a town sponsored project.

A. Cooney made a Motion to elect Dan Doucette as vice-chair. The Motion was seconded by P. Myers with all in favor.

Next meeting: Remaining applications, minutes.

Community Preservation Committee

2/18/20 minutes

D. Doucette made a MOTION to adjourn seconded by A. Cooney with all in favor.

With no further business before the Committee, the meeting was adjourned at 7:25pm.

Respectfully submitted,  
Ann Gutterson