

**Community Preservation Committee
Meeting Minutes
February 23, 2015**

PRESENT: Barry Johnson (7: 15), Daniel Doucette, George Sala, Andrew Cooney, Fred Bartholomew, Penny Myers

EXCUSED: Neil Langille, Peter Holmes, Richard Anderson

ALSO PRESENT: Kerry Horman, Barbara Thurston, Sue Ross, David Pelonzi

Recording Clerk, Ann Gratis

P. Myers called the meeting to order at 6:30pm. We are here to do a review of some of the applications for FY2016 CPA funds.

Housing:

Affordable Housing down payment assistance: Kerry, Sue

Kerry: The Cape Cod Commission (CCC) and HUD use money from the Housing Assistance Corp. (HAC) to help with closing costs. We couldn't use the program in the past. We took their plan and tweaked it so we could use it. We got approval from the State. This will help qualified buyers to get the 5% down or go to closing costs and will preserve affordable units. We had to open to a higher income because we couldn't find qualified buyers. Their credit rating is being lowered by 20 points so that makes a credit score of 660 eligible. We expect to do the first program in a month. Very low interest rates make the resale go up and that allows us to tap the funds.

Sue: Our biggest problem now is people can't save. Closing costs are up to \$7,000 and we've been using our own money but could use extra. The money can be used for resale too.

P. Myers: We are comfortable with this and know it's important.

Housing Services and Support: Sue

Kerry has had to do a lot more legal work, designing programs, RFPs and works with Town Counsel. HE saved us a lot by not having to pay a lawyer. We now have to oversee ourselves. Will need to sign off on Pilgrim Pines permits now. he will now administrate some program. Same hours but the job title changed. There is secretarial and legal money included in the requested amount. We have to have him, it's an important position.

Barbara: We don't know what we'd do without him. He helps Coreen and others.

P. Myers: Are there other "Kerry's on Cape?"

Sue: He was the first in the state! Now other towns have some. Towns have called him to do their town.

Barbara: I was on the hiring committee and his background, knowledge and experience (25+ years) stood out. It's a lot of work just keeping track of it all. Resales are a nightmare. Time counts.

Sue: His salary is \$46,280. He gets paid twice a month and submits spreadsheets with a breakdown of expenses.

Continental Apartments, sprinkler system & generator: Dave, Barbara

Dave: The building is three stories and houses seniors. There is an auto fire alarm and evacuation plans to help residents. The property is now non-smoking. The Fire Dept. looks at three things when responding:

1. Life safety
2. Stabilize the incident
3. Conserve property at incident

There is no means to stop fire and keep from spreading. This would be to preserve the building and property. Since 2006, six other communities got generators with CPC funds and two others got sprinkler systems. If they lost power, the water could freeze and that's why a generator.

Barbara: The building was constructed in 1955 and is grandfathered for no sprinklers. Falmouth Housing had a sprinkler pipe burst in one of their buildings and it cost over \$1 million in damages, 24 seniors were displaced for four months and many traumatized. They lost most of their belongings. Bellingham had a similar situation but 90 were displaced.

P. Myers: The generator may be an issue.

G. Sala: What is the cost of a generator?

Barbara: \$28,000.

D. Doucette: We should leave it as is until we find out legally if a generator can be done. Have you contacted the Capital Outlay Committee?

Barbara: They don't fund housing. We have our own funding agency and there is no money for the generator. We are trying to fix code issues with other buildings and all the money we have is going to roofing and siding at ½ of the units in another development. The generator supports the sprinkler system.

G. Sala: Public safety is my concern. Don't want it to get lost in the shuffle.

Barbara: If/when we install the system, Bourne Housing Authority will be responsible for maintenance and costs.

Dave: The town of Ayer got the generator to preserve the building. Not sure if that fell under historic or not.

P. Myers: It's a legal decision.

D. Doucette: The system can be shut down and drained if you know a power loss is coming. It's a catch 22. Are there other grants to help with this?

Barbara: Not really. It's a flat roof at the Continental Apts. We called the Sherriff's office and they shoveled off the snow. We were so grateful.

B. Johnson: Historical is hearing their applications tomorrow. The Recreation committee has endorsed their applications. Recreation committee has been asked to have the Main St. steering committee prioritize the items in the application. What does the \$350,000 go to? How does this interact with the Capital Outlay committee?

G. Sala: It doesn't that I'm aware of.

D. Doucette: Would the DPW mow the lawn if the park gets irrigation?

G. Sala: Yes. The Recreation committee met and reviewed the applications. There are some issues/concerns with Main St.. Not a bad idea to bring them in. We have no park without irrigation. We can put in our own well so not using town water.

A. Cooney made a Motion to ask the Rec. committee to review the track, Main St, prioritize, the Monument Beach ramp and report back to the CPC. The Motion was seconded by D. Doucette with all in favor.

B. Johnson handed out the latest figures from Linda Marzelli. Open space funds can be used for recreation.

Meetings:

3/9 at 6:30 – discussion of applications
3/16 at 6:30 – discussion of applications
3/30 at 6:30 with the public hearing at 7:00
4/13 FinCom

Minutes have been postponed.

D. Doucette made a Motion to adjourn and go into executive session to discuss the Hoxie grant agreement and not re-open in public session. The Motion was seconded by G. Sala. The Chairman stated that having the discussion in an open session may be detrimental to the public body's negotiating position.

Roll Call vote as follows:

A. Cooney – yes	G. Sala – yes	D. Doucette - yes
P. Myers – yes	F. Bartholomew – yes	B. Johnson - yes

With no further business before the Committee, the meeting was adjourned at 7:37pm

Respectfully submitted,
Ann Gratis