

Community Preservation Committee

October 13, 2010

MEMBERS PRESENT; Mr. Bulman, Mr. Gates, Mr. Lane, Mr. Limbacher (arrived at 7:05), Mr. Roberts, Mr. Scott, Mr. Snow (arrived at 7:14), Mr. Wood

OTHERS PRESENT; Mr. Hallin, Ms. Robbins, Mr. Donahue, Ms. Donahue, Mr. Sharry, Ms. Kennedy-Dean

I Call to Order 7:00 P.M.

II MOTION by Mr. Wood, SECOND by Mr. Roberts and UNANIMOUSLY VOTED 6-0 to accept the agenda as submitted.

III New Business - Mr. Hallin, Scituate Affordable Housing Trust; Mr. Hallin gave the members an expense spreadsheet for the Affordable Housing Trust. He updated the members on parcels purchased, the development of the Stockbridge Rd. parcel that the AHT acquired from the Town of Scituate at the Town meeting in April and the activities of the Trust to date. He informed the members that the engineering and permitting costs on the Stockbridge Rd. parcel would be shared by Habitat for Humanity. Habitat has an engineer that has agreed to provide his services at no cost. Mr. Hallin also explained that the AHT is waiting to hear from a couple of different consultants who they hope to work with to put together the information necessary for the lottery system and to make sure that all the State requirements are met. Mr. Bulman offered to send the name of a consultant that he has worked with in the past. Mr. Hallin said that at the end of next year there would be 4 more units credited towards the Town's Affordable Housing inventory. While Mr. Bulman stated that these are good affordable units but in reality the Town needs about 340 to get to the 10% threshold. Mr. Hallin said that he understands that but the AHT was urged to go in this direction for the first few project. He explained that the process is moving slower than the Trustees had hoped but they are taking extra care to make sure all the Ts are crossed, etc. Mr. Bulman asked if there had been anything done with the land on Kent St. Mr. Hallin reported that the AHT did have discussions about that land and it will probably spring before they focus on that parcel. Right now the concentration is to sell the two units they have and begin the work on the Stockbridge Rd. parcel. Mr. Bulman asked what fund balance was and Mr. Hallin directed him to the last page of the spreadsheet. Mr. Bulman said he didn't see the expenditure for \$150,000 to the Town of Scituate for the Stockbridge Rd. parcel. He also asked what the AHT was committing to build the units on Stockbridge Rd. Mr. Hallin answered that the final costs had not been determined because the plans were just received last week. Mr. Bulman was trying to determine what would be left for Kent St. and Mr. Hallin reminded him that the funds received from the sale of the two existing units would be added to the fund balance. Mr. Scott asked for clarification on the expenditure of the \$150,000. Ms. Donahue asked if there were any parcels that the Town might be taking because of tax title that the AHT might acquire, and she specifically mentioned the Allen St. home. Mr. Hallin answered that at the time that house was available the Housing Trust was officially formed. Mr. Hallin reiterated that right now the AHT is concentrating on selling the units they own and building the units on Stockbridge Rd.

Mr. and Mrs. Donahue, Application of Eligibility; Mr. Bulman told the Donahue's that because it is an application for open space it qualifies for funding. The fact that it's a water resource is an added benefit. He thought the members should entertain a motion that the project qualifies for CPA funding. MOTION by Mr. Roberts, SECOND by Mr. Snow and UNANIMOUSLY VOTED 8-0 that the application for eligibility submitted by David and Kathleen Donahue regarding the property located on Summer St. in the West End, submitted September 30, 2010 qualifies for CPA funding.

Surveyor Contract Award - The bids came in as follows; Ross Engineering \$19,275.00, Danena \$23,800.00 and Merrill \$24,410.00. MOTION by Mr. Bulman, SECOND by Mr. Limbacher that the contract be awarded first to Ross Engineering Co. Inc., for a price of \$19, 275.00 and if for any reason Ross Engineering declines to enter into the contract then secondly to Danena Engineering and if for any reason they don't enter into the contract then finally to Merrill.

Discussion; Mr. Scott asked if there would be a meeting to discuss the scope of services. He mentioned that there are two or three issues in the proposal that concern him. He went on to say the Merrill was the only company to recognize that the properties are in both Scituate and Cohasset. Mr. Bulman clarified that Mr. Scott was making that assumption, and that the scope will list the property and clearly the deeds reference properties in two different counties. The fact that the surveyors would have to provide two separate plans to record in two separate counties will be clear. Mr. Scott reiterated that only one deed was referenced in the proposal. Mr. Bulman does not share that concern with Mr. Scott. He stated that he was going to put the scope on the independent contract form and it will include all that land. Unless Mr. Scott notices that there is something missing in the scope of the RFP that is the scope Mr. Bulman intends to use. Mr. Bulman did say he would clarify in the scope, in the section that refers to recordable plans; that two will be needed, one for each, Norfolk and Plymouth Counties. Mr. Scott also requested that a bounding description be included. Mr. Bulman said he would send the scope to Mr. Scott for review before sending it to the contractor. Being no further discussion the MOTION was UNANIMOUSLY VOTED 8-0 as stated.

Discussion of STM Article 20 – Due to the STM conflicting with the regularly scheduled CPC meeting on November 8, 2010, CPC will reschedule their meeting to November 1, 2010 and in addition hold a brief meeting on the floor of Town Meeting prior to the start of Town Meeting. Mr. Bulman informed the members that he was invited to attend the Advisory Committee meeting October 14, and to speak, he assumes about article 20. He said he didn't know what the Advisory Board or the Board of Selectmen's position on the article was. He did say that from discussions he's had he feels that the Selectmen may not want to revoke the CPC at the special town meeting but they are very much entertaining the idea that CPA be revoked or reduced in exchange for an override. Mr. Bulman told them he opposed this idea. Mr. Bulman passed out a rough draft of a letter expressing his reasons for not abolishing CPA. Mr. Bulman went on to say that in his opinion revoking the CPA is very short sighted. Abolishing CPA in favor of an override is apples and oranges, and there no guarantee the Town will vote to support an override. In addition to losing the CPA revenue from the taxes, the Town will also lose the matching funds, that to date total over 5 million dollars. Additionally he has spoken with Ms. Robbins, Mr. Ball and Mr. Sharry asking them to get their respective memberships to come to Town Meeting and vote their support for CPA. Mr. Bulman informed the members that it is a two-step process to revoke CPA; number one it has to pass at Town Meeting and number two it has to pass on a ballot. There isn't enough time right now between the annual town meeting in April and the ballot on May 7th. It has to be 35 days apart. Mr. Bulman reiterated that he needs the committee members to get the word out, to talk to groups and get them motivated to show up at Town Meeting. Discussion continued among the members regarding whom Mr. Bulman's letter would be sent to, whether or not the letter should even discuss the override, should it go the committees and groups and/or the newspaper etc. There was talk about large parcels of desirable land that may become available and the Town's inability to purchase them without CPA funds. Even if CPC doesn't have enough money in reserves the Town can bond against future CPA income. Questions about what would happen to the funds currently in the CPC account were raised and Mr. Bulman explained that the regulations remain in effect and the money can only be spent on CPA approved expenditures. It could not go back into the Town's general budget. It was decided that all members would edit and comment on Mr. Bulman's letter, those comments need to be returned to Mr. Bulman by Monday and the letter will be signed by all members.

CPC Brochure - Mr. Wood reported that he would like to work with George Mack to designing a pamphlet/brochure to be handed out before special town meeting. Mr. Wood asked if he could put Mr. Mack on a modest contract, approximately \$2000, which would include his labor and 5000 brochures. Mr. Bulman felt \$2000 was expensive given that the web site was launched for \$2500. Mr. Wood explained that this was his number not Mr. Mack's and he felt it was better to budget on the high side to ensure enough funds were approved. Mr. Bulman went on to say that he suspects whatever the brochure says now it will need to be changed or updated before the annual town meeting. Mr. Limbacher asked for a breakdown of the \$2000; Mr. Wood's explained \$500 was for printing and the balance is \$50 and hour, not to exceed 30 hours. Mr. Bulman asked how many hours Mr. Mack has worked to date; Mr. Wood said to

date Mr. Mack has done the work at risk. Mr. Wood said any work would be subject to full committee approval. Mr. Wood guesses at this point Mr. Mack has put in approximately 5 hours. Mr. Wood went on to say that pictures are still missing, the basic layout is good, however the brochure still needs editing. In addition a printer still needs to be lined up. Mr. Bulman suggested printing 300-400 for the special town meeting but also having the brochure available in electronic form. Mr. Limbacher and Mr. Wood discussed the issues surrounding the layout of an electronic format. Mr. Wood asked for an agreement on what the parameters are. It was decided that the brochure would be one 8.5 x 11 page printed on both sides. The members approved of the language and discussed rearranging the current content to fit the page. MOTION by Mr. Wood, SECOND by Mr. Scott and UNANIMOUSLY VOTED 8-0 to award a contract to Mr. George Mack for creation of the final CPC brochure, contract not to exceed \$1500, labor to be billed at \$50 an hour.

Mr. Bulman asked each member to target a group and get the electronic brochure out to their respective mailing lists. Ms. Robbins offered to contact the Scituate Rod and Gun Club in addition to the Maxwell Trust.

There was a general discussion between the committee members and the general audience about the schedule and placement of the article 20 at town meeting, getting supporters to attend, Mr. Paley's suggestion to replace the CPA assessment with an override, etc.

A meeting was scheduled for November 1, 2010, primarily to discuss the special town meeting article 20. To recap where the brochures have been distributed and where else still needs to be targeted and to get an idea of how many people will be attending to support CPA. It was also decided that there would be a meeting scheduled for November 8, 2010 on the floor of town meeting in case there were any last minute issues to discuss.

Mr. Scott reported that he would have the sample sign available for the November meeting.

MOTION by Mr. Scott, SECOND by Mr. Limbacher and UNANIMOUSLY VOTED 8-0 to adjourn the meeting.

Respectfully Submitted,

Karen S. Crowell