

Community Preservation Committee  
28 June 16 Minutes

Members: Chairman Beth Rosenblum, Elizabeth Whitham, Tim Connors and Dan Shea

Call to Order: 6:35 pm at Town Hall.

Guests: Gretchen Bravacos (Ashland Garden Club) – potential member

**Agenda Item #1: Welcome and Introductions; New and Potential CPC members**

Ms. Rosenblum welcomed everyone.

Mr. Shea is the new Housing Authority representative, replacing Ms. Eldridge. Ms. Rosenblum asked Mr. Shea if he had been sworn in by the Town Clerk. Mr. Shea replied that he had been. Ms. Bravacos says she is committed to the environment and preserving historical buildings. She was reminded to fill out a Talent Bank form for Board of Selectmen approval and appointment to the CPC.

**Agenda Item #2: Review/Approve Minutes of 5/3/2016**

Tabled until the following meeting, not discussed.

**Agenda Item #3: Schedule meeting with Housing Trust on Grant Agreement**

Ms. Rosenblum stated she attended the Housing Trust meeting on June 6, 2016. Mr. Shea was also present at the meeting. Ms. Rosenblum recapped that Town Meeting had approved a transfer of \$450,900.00 to the Trust conditioned on the execution of a mutually signed Grant Agreement. Ms. Rosenblum says CPC and the taxpayers expect accountability for such a large sum and that it was reported that The Grant Agreement was required to hold the Housing Trust accountable for their expenditures under CPA guidelines. There has not been one (1) affordable unit added to the town since the Trust was created.

Ms. Rosenblum reported that the Housing Trust said they were uncomfortable with some of the language in the Grant Agreement, despite Ms. Rosenblum's assurance that Town Counsel had reviewed and approved it.

Ms. Rosenblum stated that the Housing Trust wants to meet with Town Counsel and the CPC Committee to consider revising some of the language in the Grant Agreement that the Trust does not like. Ms. Rosenblum said that Selectman Joe Magnani would be coordinating with Town Counsel to determine some possible meeting dates.

Ms. Rosenblum informed the Trust that at the prior CPC meeting, a vote was taken to give the Housing Trust until August 15, 2016, to sign the Grant Agreement., or the CPC would ask Town Meeting to rescind the transfer of monies.

Mr. Shea says he is in favor of getting the \$450,000.00 back today. He says that the Housing Trust is not following the wishes of the CPC. He suggested Town Counsel do the work for CPC in getting the money back.

Ms. Rosenblum said that no monies have been transferred to the Trust since the transfer was conditioned on the signing of the Grant Agreement, and that she wants to hear what specific items of the Grant Agreement the Housing Trust has issues with as currently written.

Mr. Shea asked if it was public knowledge about, who receives the commission when affordable units are sold by the Trust and who does the repair work on the units? Mr. Shea asked where he could find the list of affordable units? Ms. Porter said she would get the list from Mr. Strosberg (Town Planner).

Mr. Connors, Mr. Shea and Mrs. Whitham agreed to have Town Counsel go forward and meet with the Trust, but not to include the CPC in those meetings. They felt Town Counsel should support the CPC's position and the current Grant Agreement.

A motion was made by Mr. Connors, seconded by Mrs. Whitham, that the Grant Agreement shall remain unchanged and as is written, and the Affordable Housing Trust can either accept the Grant Agreement as written or choose to reject it, in which case the CPC would ask Town Meeting to rescind the warrant article, all in favor, 3-1 (Rosenblum)

Ms. Rosenblum summarized the rest of the Housing Trust meeting and agenda, and said that both Andrea Green of the ARA, and Beth Reynolds, the Town's Economic Coordinator, discussed the new downtown signs and spoke about additional signage needing to be installed at the Ferdenzi (6 Cherry Street) property which needs the Trust's permission. The Trust owns the property. Demolition of the house was also mentioned. The property could be used for Mixed Use development.

Also on the agenda was an RFP for Olive Street (to develop concepts for the Weston Nurseries property). Ms. Rosenblum stated that the original warrant article for the purchase of the property included language for open space and recreation use as well as affordable housing, and the RFP should identify these other potential uses of the property.

Also, Ms. Rosenblum said that the Town Planner, Nat Strosberg, had introduced a Draft Inclusionary Zoning bylaw (which would require affordability units in any development proposed in town over a certain number of units).

**Agenda Item #4: Farmers Market Table – select date**

October 8, 2016. Ms. Rosenblum, Mr. Connors and Mr. Shea to staff the table.

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**Agenda Item #5: Summer Meeting Schedule and Public Hearing Date**

Next meeting, Tuesday, August 2, 2016, 6:30 pm.

**Agenda Item #6: CPA Signs**

Mr. Connors stated that he had asked Steve Greenberg if he could pick up the signs he was storing for CPC, but was told that the signs have gone missing.

**Agenda Item #7: Committee Reorganization**

A motion was made by Mr. Connors, seconded by Mrs. Whitham, to have Ms. Rosenblum remain as chairman, all in favor, 4-0.

A motion was made by Mrs. Whitham, seconded by Mr. Shea, to have Mr. Connors remain as vice chairman, all in favor, 4-0.

**Agenda Item #8: Committee Updates**

Mrs. Whitham mentioned the Historic District signs and how great they look. Also, the Historical Commission is sponsoring a Ghost Walk on September 25, 2016, (costumes are optional) visiting the different cemeteries in Town.

**Agenda Item #9: Other Business**

Mr. Connors mentioned the Camp Winnetaska property and that CPC would like a role in how the property should be used and to consider the possibility of CPA funding something for the property (for open space or recreation). Ms. Rosenblum says that conversation should be started with the Board of Selectmen (agenda item).

Ms. Rosenblum mentioned that Cynthia Winterhalter of the Historical Commission would like to ask the CPC to consider the use of CPA monies to have granite steps at the Federated Church re-pointed and to have some windows replaced. It was stated that CPA monies are not typically used for private property since CPA projects must have a community benefit.

Mr. Shea spoke about his idea of having a Thanksgiving Day football game at Stone Park between Hopkinton and Ashland (with throw back uniforms) and to make this a town wide event to bring people downtown.

Motion made by Mr. Connor, seconded by Mr. Shea, to adjourn the meeting at 8:32 p.m., all in favor 4-0.

Minutes taken and submitted by:

Rosalie Porter, Secretary