

Members: Chairman Beth Rosenblum, Elizabeth Whitham, Gretchen Bravacos, Joe Rubertone, Dan Shea, Tim Connors and Cathy Van Lancker

Call to Order: 6:30 pm at Town Hall.

Guests: Joe Magnani, Board of Selectman and Affordable Housing Trust committee; Mark Dassoni, resident; Steve Morgan, Capital Improvement Committee

Agenda Item #1: Welcome and Introductions

Ms. Rosenblum welcomed visitors and members.

Agenda Item #2: Discussion with Joe Magnani

Mr. Magnani stated that he was taken aback by the warrant article for Fall town meeting that was submitted by the CPC (to rescind \$450,000.00 for the Affordable Housing Trust since the Grant Agreement remained unsigned). Mr. Magnani stated that he was offering to have the CPC members come to the next Affordable Housing Trust Committee meeting.

It was stated that the percent of affordable units in Ashland is approximately 3.5% affordable now and that this number has not changed in several years.

Mr. Magnani stated that Mr. Greenberg, chairman of the Affordable Housing Trust, has been diligent with maintaining affordable units.

Mr. Magnani stated that there are now three (3) affordable units available at Village of the Americas. One is for resale. He stated that the unit was trashed and that it would cost \$20,000 to \$30,000 to make it saleable. He stated that money is limited (\$275,000.00 in affordable housing account). He stated that the housing trust could not buy back the other two (2) units because there is not enough money.

Ms. Rosenblum stated that the substance of the initial warrant article was to have both parties in conformity (CPC & Affordable Housing Trust) and to ensure accountability to the residents of the Trust's expenditures.

Ms. Van Lancker stated that CPC had worked very hard on the drafting of the Grant Agreement. CPC never received any feedback from the Housing Trust regarding the Grant Agreement.

Ms. Rosenblum stated that the Grant Agreement is tied into the transfer of the funds. The Grant Agreement defines the uses of the \$450,000. Ms. Rosenblum stated that drafts of the Grant Agreement were sent to Mr. Greenberg throughout the drafting process, and nothing was heard back. Ms. Rosenblum stated that in May Mr. Greenberg and the Affordable Housing Trust Committee were invited to come to a CPC meeting to sign the Grant Agreement. She stated that Mr. Greenberg did not agree to attend the meeting because he did not like the agreement language but did not provide specifics.

Mr. Magnani stated that this is the first time he has heard of these concerns.

Ms. Rosenblum stated that there has been no back and forth dialog.

Ms. Bravacos asked why Mr. Greenberg and Mr. Monaco (member of Affordable Housing Trust) are not at tonight's meeting. Mr. Magnani stated he told Mr. Greenberg not to come.

Mr. Shea suggested the article be taken off the warrant for this fall town meeting. Mr. Shea said he would like Mr. Magnani to become chairman of the Affordable Housing Trust, and get new people on the Trust.

Mr. Connors suggests that Mr. Magnani should contact Mr. Greenberg regarding previous CPC attempts to discuss the Grant Agreement.

Mr. Magnani stated that he does not have a copy of the Grant Agreement. Ms. Rosenblum will send him a copy.

Mr. Morgan stated that he has been to several Affordable Housing Trust meetings and has asked for records from the Trust but has not received anything yet.

Mr. Morgan says the Board of Selectmen should set up an Affordable Housing Committee to set policy, instead of the Trust, which should only handle finances and not policy.

Mr. Magnani says it is important to have the Affordable Housing Trust partner with CPC. He would like to have a two-way conversation and have CPC work with the Trust.

Ms. Rosenblum stated that the next CPC meeting is on Tuesday, November 1st, and that she will formally invite the Affordable Housing Trust to attend.

Mr. Rubertone asked where the responsibility lies regarding keeping track of and ensuring continuation of affordable units in Town and Ms. Rosenblum says she believes it is with the Planning Board.

Ms. Bravacos says more accountability is needed moving forward.

Agenda Item #3: Close Public Hearing

Discussed later

Agenda Item #4: Review/Approve Minutes of 9/14/16

A motion was made by Ms. Van Lancker, seconded by Mr. Shea, to approve the minutes as amended, all in favor, 7-0.

Agenda Item #5: Discuss CPA Coalition Presentation

Discussed later

Agenda Item #6: Review sample CPA Agreements & Discuss Policy Drafting Process

Discussed later

Agenda Item #7: Warrant Article Suggestion from Resident

Mr. Morgan has sent a proposal for a CPA Article for Fall town meeting. Mr. Morgan would like to have the CPA assessment reduced as a tax relief. Mr. Morgan mentioned the CPA Activity Summary Spreadsheet and the monies that are accumulating. He also suggested the possibility of using CPA monies to pay down our bond debts.

Both Mr. Connors and Ms. Van Lancker agree to consider the use of monies to take down bond debts if there are no projects proposed during the year.

Ms. Rosenblum and Mr. Rubertone agreed to setup a meeting with the Town Treasurer and Town Accountant to see if there is a benefit to attempt to pay down the bond debt earlier.

Agenda Item #3: Close Public Hearing

A motion was made by Ms. Van Lancker, seconded by Mr. Connors, to close the public hearing, all in favor, 7-0.

Agenda Item #5: Discuss CPA Coalition Presentation

Ms. Rosenblum asked if any of the members had watched the video link. All asked that the link be sent electronically and agreed to watch it before the next meeting.

Agenda Item #6: Review sample CPA Agreement & Discuss Policy Drafting Process

Ms. Rosenblum stated that she had reached out to Town Council regarding required language to include on the use of CPA monies for Privately owned historic properties but has not heard back. Ms. Rosenblum also contacted the CPA Coalition to learn if other communities had created such a policy, and was informed that Ashland would be the first. Other types of agreements have been used in these instances.

Agenda Item #8 Farmers Market Town Tent – October 8th

Ms. Rosenblum mentioned having two (2) shifts. Ms. Rosenblum, Ms. Van Lancker, Mr. Rubertone, Mrs. Whitham to man the tent of 2 hours (9-11, 11-1).

Agenda Item #9: Committee Updates

Mr. Rubertone suggested inviting Beth Reynolds, Economic Development Coordinator, to a CPA meeting; possibly at the same meeting with the Affordable Housing Trust Committee (November 1st). The CPC agreed.

Mrs. Whitham mentioned the Historical Commissions “Ghostwalk” and that thirty-five (35) to forty (40) people attended. She was disappointed that no town officials participated other than Mr. Hakansson.

Agenda Item #10: Other Business

Ms. Rosenblum asked that the Gate House Media legal notice invoice be approved for payment. A motion was made by Mr. Connors, seconded by Ms. Bravacos, to sign the invoice (\$93.52), all in favor, 7-0.

The Holliston CPA is meeting this Wednesday. Mr. Rubertone and Mr. Connors plan to attend to talk to them about the farmland on South Street in Ashland and Highland Street in Holliston.

Ms. Rosenblum informed the CPC about the appointment status of Devin Cashman. He had filled out a talent bank form to join the CPC and the Board of Selectmen will discuss it at their next meeting.

The next CPC meeting will be on Tuesday, November 1st, 2016, at 6:30 pm.

Motion made by Ms. Bravacos, seconded by Mr. Shea, to adjourn the meeting at 8:20 p.m., all in favor 7-0.

Minutes taken and submitted by:
Rosalie Porter, Secretary