

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

Call to Order: 6:32 pm at Town Hall.

Guests: Beth Reynolds (Economic Development Director), Steve Morgan (Capital Improvement Committee), Devin Cashman (potential new member), Steve Mitchell (Board of Selectmen), Rob Scherer (Board of Selectmen), Mark Dassoni (resident), Michael Herbert (Town Manager), K.G. Narayana (Board of Health and Conservation Commission), Joe Magnani (Affordable Housing Trust and Board of Selectman), Steve Greenberg (Affordable Housing Trust) and Paul Monaco (Affordable Housing Trust).

Agenda Item #1: Welcome and Introductions

Ms. Rosenblum welcomed visitors and members. She stated that Mr. Morgan requested to record the meeting.

Agenda Item #2: Meet with Economic Development Coordinator Beth Reynolds – status Update on Cherry Street property

Ms. Reynolds mentioned The Corner Spot which will be a “pop-up” temporary home for local businesses from June through August of 2017, a kid friendly space, an outdoor living room. This is to be located at the 6 Cherry Street property that is owned by the Affordable Housing Trust (the Trust).

Ms. Reynolds stated that she had approached the Trust regarding the use of the property and had been given their permission for this proposal.

She stated that the goal is to raise \$25,000 by December 8th, 2016 and if that goal is reached, Mass Development will match it dollar for dollar. She mentioned that she had raised \$22,000.00 in two (2) weeks.

Ms. Reynolds stated that Ashland is one (1) of five (5) towns/cities in Massachusetts to take advantage of this concept.

All construction on the property will be able to be moved throughout the town.

Mrs. Whitham asked how businesses using the site would be picked and Ms. Reynolds stated it would be first come, first served.

Ms. Bravacos asked when this was going to be constructed. Ms. Reynolds stated that the house on the property will be demolished this winter and The Corner Spot is to be built during the winter.

The business will be housed in a 18’ x 20’ building and will open June 1st, 2017.

Ms. Bravacos asked about parking and Ms. Reynolds stated that the municipal parking lot will be used. Also, she is hoping that people will walk to the downtown site.

Agenda Item #3: Meet with Ashland Affordable Housing Trust – STM warrant article and Grant Agreement

Ms. Rosenblum stated that CPC had hoped to sign the Grant Agreement last May.

Mr. Greenberg stated that the members of the Trust have had substantial discussion regarding the Grant Agreement.

Regarding the Grant Agreement, Mr. Greenberg mentioned page 2 item 2. The Work – b) every three months the Trust is to provide the CPC with a written update of their expenditures. Mr. Greenberg does not feel that this needs to be a requirement. He says this is not a purview of CPC.

Mr. Monaco feels that CPC has taken on a life of its own. He says that it is Town Meeting that funds the projects coming before CPC. He feels CPC is trying to gain control of what the Trust does.

Mr. Magnani stated that he does not want anything to affect any affordable units and the Trust's ability to preserve them.

Ms. Rosenblum stated that the CPC are the "gate keepers" of CPA funds in town and need to ensure funding requests and expenditures meet CPA guidelines.

Ms. Rosenblum stated that since there was not a specific project associated with the \$450,000 requested by the Trust, the Grant Agreement will provide the residents of the town with guarantees that there is accountability of the Trust's expenditures of the CPA monies.

Mr. Monaco stated that the Trust has done active work on 6 Cherry Street. The Trust is doing a lot of work that relates to affordable housing.

Mr. Monaco stated that he thinks the Grant Agreement has a bit of a "tone" to it. Ms. Rosenblum stated that the CPC used the state model provided by the CPA Coalition.

Mr. Rubertone stated that CPC is seeking a level of transparency.

Mr. Connors said that a review of all CPA-approved funding is necessary, and the Trust and the CPC should be working together as to where the monies are to be spent.

Trust members questioned the Indemnification clause. Ms. Rosenblum stated that Town Counsel did not raise any issue with the standard wording regarding indemnification.

Mr. Rubertone stated that CPC has spent a lot of time on this agreement and that they had not received any feedback from the Trust until now.

Mr. Monaco says that the language used in the Grant Agreement speaks to a level of distrust.

Ms. Van Lancker stated that this Grant Agreement is needed.

Mr. Rubertone proposes to get both parties together at another time to work on the Grant Agreement.

The next CPC meeting will be on December 6th, 2016.

The CPC asked the Trust to share their marked-up revisions to the Grant Agreement in advance of the next meeting.

Ms. Rosenblum recognized Mr. Morgan. Mr. Morgan shared some of his concerns. Mr. Morgan said he feels that a specific project where the monies will be spent should be defined by the Trust.

Mr. Greenberg stated that Mr. Morgan brings negativity to everything.

At this point, both Mr. Greenberg and Mr. Monaco walked out of the meeting.

The CPC discussed the proposed warrant article for Special Town Meeting and whether or not to move forward with it now that there was progress being made on signing the Grant Agreement. A motion was made by Ms. Van Lancker, seconded by Mr. Shea, to rescind the Warrant Article for special Town Meeting, all in favor, 7-0.

Agenda Item #4: Review/Approve Minutes of 10/3/2016

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

Agenda Item #5: Arlington CPA presentation – follow up

The CPC agreed to follow the recommendation of Stuart Saginor of the CPA Coalition that local CPC's greatly benefit from completing a Community Preservation Plan.

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

Not discussed

Agenda Item #7: CPA Financial Update

Not discussed

Agenda Item #8: Committee Updates

Not discussed

Continued Discussion on Item #3:

Ms. Rosenblum said there is a need for accountability by all recipients of CPA funds.

Mr. Rubertone said it is necessary to work through the Grant Agreement language so that it can be understood by all.

Ms. Bravacos mentioned having biannual meetings for updates of expenditures and projects.

Agenda Item #9: Other Business

Ms. Rosenblum and Mr. Rubertone will schedule to meet with Town Accountant and Town Treasurer on expenditures and to consider the possibility of paying off bond debt early.

Mr. Rubertone and Mr. Connors attended the Holliston CPC meeting to participate in the discussion on property mostly in Holliston with a portion in Ashland (South Street, and Highland Street). Both towns agree to collaborate to attempt to preserve said property for agricultural purposes. Mr. Rubertone suggested inviting the Holliston CPC to an upcoming meeting.

Ms. Van Lancker mentioned creating a Community Preservation Plan and to reach out to groups for ideas for CPA projects. Mr. Connors suggested a social media presence.

Community Preservation Committee
1 November 16 Minutes

The next CPC meeting will be on Tuesday, December 6th, 2016, at 6:30 pm at Town Hall.

Motion made by Ms. Van Lancker, seconded by Ms. Bravacos, to adjourn the meeting at 9:15 p.m., all in favor 7-0.

Minutes taken and submitted by:
Rosalie Porter, Secretary