**Community Preservation Committee**

**Minutes**

**3/1/21, 7:00PM**

**Remote Microsoft Teams Meeting**

Members Present: Dan Byer, Peter Denton, Barry Iadarola, Anne Mazar, Lynne Roberts and Lawney Tinio. Others Present: Bill McHenry and Kathy Schofield

**Barry made a motion to approve the minutes of the 10/28/20 meeting, Peter seconded it and it was unanimously approved.**

**Barry made a motion to pay the Community Preservation Coalition $1,750 dues, Peter seconded the motion and it was unanimously approved.**

Dan, Kathy and Lynne proposed funding site improvements in the historic cemeteries including Bicknell Cemetery on Hartford Ave East, George Cemetery on George Street, the Old Town Cemetery on Main St, and the Locust Hill Cemetery on North Ave, to repair entry gates, improve drainage, reset small stones, remove dead trees and limbs, purchase conservator approved biological solvents for restoration work, repair the historic stone walls and other restoration activities. They estimate the cost will be in the $35,000 range, plus the $10,000 that is already set aside for the Old Town Cemetery. They will bring back a CPA Application with cost estimates for the next meeting.

Bill gave an update on the 52 Providence Street affordable housing project. Bill said that there will need to be a vote at the ATM to approve the land for affordable housing. The plan would be to lease the land to a developer. The development would only cover a little more than 3 acres. He said the RFP is written and just needs final review by town counsel and that they completed the work to site the well, mark the wetlands and other requirements needed for a DEP approved public water supply. The well would also be large enough to supply water to the Senior Center. Dan said the water fees to the affordable housing units would be very reasonably priced and still cover more than the town expenses for the water to the Senior Center. Anne mentioned the excellent Design Guidelines manual that Bill and CMRPC compiled to guide the building of the affordable housing units. Bill will come to the next meeting with the exact wording for the warrant article.

Kathy and Lynne said that the Historical Commission would also be asking for funds to conduct an engineering study on the Records Room. This would be used to apply for a MA historic grant. Anne asked that they fill out a CPA application and come to the next meeting with cost estimates.

Dan said that the Parks Department will be asking for funding to fix the drainage at the beach. The engineering study was already done. Dan will bring a CPC application with the cost estimates to the next meeting.

Anne said the other warrant articles include funding for the Affordable Housing Coordinator, the Fino debt, the police station debt and setting aside the required 10% of the CPA funds for FY22 into the required categories.

**Barry made a motion to adjourn the meeting at 7:50 PM, it was seconded by Peter and unanimously approved.**

Submitted by Anne Mazar