

Community Preservation Committee
Minutes
4/18/19, 7:00 pm
Mendon Town Hall

Members present: Mike Ammendolia, Dan Byer, Peter Denton, Mike Goddard and Anne Mazar **Others Present:** Don Morin, Chief Dave Kurczy and Bill McHenry

To see if the Town will vote to transfer up to \$30,000 more per year of CPA funds from the Community Preservation Budgeted Reserve Account towards the Mendon Police Station debt to cover the historical rehabilitation and preservation of the old fire station located at 24 Main Street that will be part of the new Police Station; or act or do anything in relation thereto.

To see if the Town will set aside for later spending from the Community Preservation Revenues (10%) for open space; (10%) for historic preservation; (10%) for affordable housing, (5%) for administration and (65%) to the Community Preservation Budgeted Reserve or act or do anything in relation thereto.

To see if the town will vote to transfer a sum of money from the of Community Preservation Act Historic Preservation Funds to fund the purchase of archival sleeves and boxes for historic document preservation; or act or do anything in relation thereto.

Don explained that additional funds were needed to complete the Mendon Police Station, because of the increase in construction costs since the original bid. An additional 1.4 million debt exclusion will be requested at the May 3rd Annual Town Meeting to fund the Mendon Police Station project. Don asked if the more CPA funds could be allocated towards the project, along with other town funding that would support the debt. The committee did an analysis of the CPA finances, discussed current obligations and projected future projects, and discussed the value of using the CPA historical preservation funds on the old fire station situated in the Mendon Historic Village Center. Mike Goddard said that all funds would need to be verified as historic preservation and tracked. The committee agreed that communication between the Mendon Historical Commission and Mendon Local Historic District and the Police Building Project Committee was essential. **Mike Goddard made a motion to commit up to \$30,000 more per year of CPA funds towards the Mendon Police Station debt to cover the historical preservation aspects of the project, Peter seconded the motion and it was approved by everyone present except for Mike Ammendolia, who abstained, because he serves on the Police Station Building Project.**

Bill gave a review of affordable housing projects in 2019. He said he has been working through two grants to prepare the 52 Providence Street property for lease to a builder for affordable rental housing. The grant funds are being used for going through the permitting process for a public water supply well, siting for the housing and other preparations to lower the costs for a desirable housing complex. Bill has also been working with CMRPC on developing the RFP for 52 Providence Street. Bill passed around a booklet developed by CMRPC and him, which includes suggested design guidelines for building in Mendon. The committee thought the document was very useful and suggested the document get sent to the Planning Board to give to builders and to use for their site planning determinations. Bill also told the committee that the Housing Production Plan (HPP) is complete and it just needs approval from the Planning Board and the Select Board. Then it will be sent for state

approval. An approved HPP can help to provide a “safe harbor” from unfriendly 40B projects.

The warrant article for the May 3rd Annual Town Meeting were discussed.

Mike A. Made a motion that the Community Preservation Committee recommend the Town transfer \$1,500 from the Community Preservation Historical Preservation Account to fund additional funding for the installation of plexiglass window protectors for the 11 windows on the Olney Cook Shop, Mike G. seconded the motion and it passed unanimously.

Mike A. made a motion that the Community Preservation Committee recommend that the Town vote to transfer \$8,702 from the Community Preservation Budgeted Reserve Account to fund the shortfall of the FY19 Fino Debt Exclusion in Article 11 at the May 4, 2018 Annual Town Meeting, Peter seconded the motion and it was unanimously approved.

Peter made a motion that the Community Preservation Committee recommend that the Town vote to transfer \$1,355 from the Community Preservation Budgeted Reserve Account to fund the shortfall of the FY19 Police Station Debt Exclusion in Article 22 at the May 4, 2018 Annual Town Meeting, Mike G. seconded the motion and it was approved by all, except Mike A. abstained.

Mike G. made a motion that the Community Preservation Committee recommend that the Town vote to transfer \$33,100 from the Community Preservation Budgeted Reserve Account and the \$65,000 from the Community Preservation Open Space Account to fund the FY20 Fino Debt Exclusion, Mike A. seconded the motion and it was unanimously approved.

Dan made a motion that the Community Preservation Committee recommend that the Town vote to transfer \$10,505 from the Community Preservation Budgeted Reserve Account and the \$90,000 from the Community Preservation Historical Preservation Account to fund the FY20 Police Station Debt Exclusion, Mike G. seconded the motion and it was approved by all, except Mike A. abstained.

Mike A. made a motion that the Community Preservation Committee recommend that the Town vote to transfer \$20,000 from the Community Preservation Affordable Housing Account to fund the position of the part-time Affordable Housing Coordinator for FY20, Peter seconded the motion and it was unanimously approved.

Mike A. made a motion to approve the minutes of the 2/18/19 meeting, Peter seconded the motion and it was unanimously approved.

Peter made a motion to adjourn the meeting at 8:28 p.m., Mike A. seconded the motion and it was unanimously approved.

Submitted by Anne Mazar