



**Community Preservation Committee (CPC) Public Meeting and Hearings
Meeting Minutes
April 9, 2019**

A. Call to Order

Meeting called to order at 7:03 p.m. by Chair Justin Barrett

B. Roll Call

Present: Chair Justin Barrett, Vice Chair Erika Oliver Jerram, Clerk Dan Melnechuk, Tom Creonte, Bill Doyle, Bob LeBlanc, Amanda Thibodeau, Sean Wilson

Absent: Loretta McClary

C. Minutes

Motion made by Mr. Creonte to approve the minutes from the February 5, 2019 and March 12, 2019 meetings. Motion seconded by Mr. LeBlanc. All in favor. Motion passed.

D. New Business – Public Hearings

WATCH CDC: Executive Director, Daria Gere addressed the questions that arose at the last meeting and provided a handout (see attached). Mr. Creonte expressed the concern that the City will lose money should a property under this program fall into foreclosure. Mr. Barrett agreed that this should be brought into the equation. Ms. Oliver Jerram asked why they decided to do a 10-year vs. 20-year plan. Ms. Gere replied that they wanted to make it more feasible for landlords. They found that the money that was given up front could be gone when big repairs may be needed after twenty years. Secondly, the permitting may barely make it by not sustaining the state housing codes. Mr. LeBlanc doesn't see permanency in the program. Mr. Creonte would prefer to see a two-year, rather than a ten-year plan, as well as bi-annual rather than annual inspections of the properties. Mr. Wilson asked what level of support will they provide for those people who are displaced. Ms. Gere stated they would walk them through the process, help with the housing search, and have a pocket of funds to help with moving expenses. Mr. Wilson also asked if the City were a lienholder, would WATCH require the homeowner to have a minimum amount of equity in the home? Ms. Gere replied that it would be a necessary requirement. Mr. LeBlanc asked what happens if the landlord decides to sell the property before the ten years. Ms. Gere stated that the owner could either sell the property with the deed restriction or they could pay back the portion they borrowed. Mr. Barrett mentioned that the tenant would be allowed to stay until their lease is up or the owner would need to find housing for the tenant. Ms. Gere commented that under this program, there would be a standard one-year lease for tenants. She wanted it noted that this is not a rent-control proposal.

Mr. Barrett opened up comments from the public in support of the application. Twelve residents spoke in

support of the proposed program. Mr. Barrett asked for those in favor of the application to please stand. Thirty-six attendees stood in favor of the project.

Mr. Barrett opened up comments from the public in opposition of the application. One resident spoke against the project. Mr. Barrett asked for those in opposition of the application to please stand. No one stood in opposition.

Motion made by Mr. LeBlanc to form a sub-committee. Mr. Creonte, Mr. LeBlanc, Ms. Thibodeau, and Mr. Doyle volunteered to be on the sub-committee. Mr. Barrett suggested including landlords. Mr. Barrett stated that the Public Input Hearing has been changed from May 7th to May 14th. He would like the WATCH proposal for affordable housing included in the input hearing packet. Motion to continue with a sub-committee seconded by Mr. Creonte. All in favor. Motion passed.

E. Other New Business

1. CPC FY20 Budget: Mr. Barrett noted that the upcoming budget beginning July 1, 2019 should remain the same as the current fiscal year's budget. However, the committee may want to consider putting more money towards deed restrictions.

2. Mr. Doyle made a recommendation for the CPC members to switch from paper copies of meeting documents to Dropbox (electronic files). Implementation will go into effect for the May meeting.

F. Old Business

1. Status of the Appropriated CPC Projects: Mr. Barrett reported that the Sacred Heart project is complete and the Music Hall is nearly done. There are no updates on the French Club. The Girl Scouts submitted their quarterly report to the committee last week and work will start soon. The Mill's window replacement project is almost finished.

2. Conservation Restrictions: Mr. Barrett noted there haven't been any changes, but he would like to get these together. There needs to be an entity (other than the City) assigned to hold some of the restrictions. Mr. Melnechuk stated that a CR has not seen any movement in the law department since the State sent back the CR that had been modified by the Law Dept. requiring that the sections the Law Dept. took out be put back in to conform with the requirements by state law for CRs on CPA open space projects. He would like to have the CPC refuse future applications from the City for CPA funding until the Conservation Restrictions are finalized. Ms. Oliver Jerram recommended writing a letter to the Mayor from the committee.

G. Next Regularly Scheduled Meeting

The next meeting has been changed to Tuesday, May 14, 2019 at 7:00 p.m. The Public Input Hearing will be held prior to the general meeting.

H. Adjourn

Motion made by Mr. Doyle to adjourn, seconded by Ms. Oliver Jerram. All in favor. Motion passed. Meeting adjourned at 8:51 p.m.