

**Community Preservation Committee
February 16, 2022
Hybrid Meeting Minutes**

PRESENT:

Chair Patricia Griffin Starr, Housing Authority representative (In-person)
Vice Chair Joseph Sheehan, Planning Board representative (In-person)
Julie Barbour-Issa, Selectmen-appointed representative (Remote)
Cheryl Doyle, Historical Commission representative (In-person)
Maria Gallesyan, Selectmen-appointed representative (Remote)
Joseph Greeley, Selectmen-appointed representative (In-person)
John Hall, Selectmen-appointed representative (Remote)
Matt Lane, Selectmen/Parks Commission representative (In-person)
Catherine Walsh, Conservation Commission representative (In-person)

Kristen Phelps, Community Preservation Coordinator (In-person)

ABSENT:

None.

Call to Order

The meeting was called to order at 5:34pm by Chair Patricia Griffin Starr in Room 24 at Norwood Town Hall.

Approval of Minutes

The vote to approve minutes will be postponed until the next meeting.

Review of Fund Reserves and Estimated Fund Availability

Reports were distributed to the Committee ahead of the meeting.

Consideration of FY'23 CPA Applications and Vote on Recommendations to Annual Town Meeting

The Committee deliberated on the FY'23 Community Preservation Act applications and determined recommendations for the Annual Town Meeting.

Regional Housing Services Organization - One-year Contract

MOTION made by Joseph Sheehan to recommend funding of \$10,000 to support one year of participation in a Regional Housing Services Organization as proposed and to appropriate these funds from the Community Housing Reserve. Motion seconded by Joe Greeley.

Roll-call vote:

Patricia Griffin Starr: **Aye**
Joseph Sheehan: **Aye**
Julia Barbour-Issa: **Aye**
Cheryl Doyle: **Aye**
Maria Gallesyan: **Aye**

Joseph Greeley: Aye
John Hall: Aye
Matt Lane: Aye
Catherine Walsh: Aye

The project will be recommended to Town Meeting.

Affordable Housing Deed Restrictions

Concern about the use of the funds was expressed, as there are no stipulations on how the money must be used by property owners. Joe Sheehan responded that it is a significant sacrifice for owners, as they are giving up a lot of future income.

The properties will be inspected annually and the Regional Housing Services Organization will be charged with monitoring affordable housing for the Town and providing routine reports. CPC members noted the need to get periodic (semi-annual) updates on the use of any CPA funds for this purpose.

MOTION made by Joseph Sheehan to recommend funding of \$20,000 to provide micro grants to extend affordable deed restrictions as proposed and to appropriate these funds from the Community Housing Reserve. Motion seconded by Joe Greeley.

Roll-call vote:

Patricia Griffin Starr: Aye
Joseph Sheehan: Aye
Julia Barbour-Issa: Aye
Cheryl Doyle: Aye
Maria Gallesyan: Aye
Joseph Greeley: Aye
John Hall: Aye
Matt Lane: Aye
Catherine Walsh: Aye

The project will be recommended to Town Meeting.

1927 Town Hall Rendering -- Restoration and Preservation

Cheryl Doyle shared that she is in favor of this project as the rendering has historic value. Matt Lane agreed, particularly as its value may increase if the potential Town Hall renovation becomes a reality. The project is for \$10k.

MOTION made by Catherine Walsh to recommend funding of \$10,000 to restore and preserve the circa 1927 Town Hall architectural rendering and to appropriate these funds from the Historical Resources Reserve. Motion seconded by Matt Lane.

Roll-call vote:

Patricia Griffin Starr: Aye
Joseph Sheehan: Aye
Julia Barbour-Issa: Aye
Cheryl Doyle: Aye
Maria Gallesyan: Aye
Joseph Greeley: Aye
John Hall: Aye

Matt Lane: Aye
Catherine Walsh: Aye

Result: 9-0-0 (Approved)

Historic Annual Town Reports -- Restoration and Preservation

MOTION made by Catherine Walsh to recommend funding of \$14,500 to restore and preserve several volumes of the Annual Town Report dating back to the 1800s and to appropriate these funds from the Historical Resources Reserve. Motion seconded by Cheryl Doyle.

Roll-call vote:

Patricia Griffin Starr: Aye
Joseph Sheehan: Aye
Julia Barbour-Issa: Aye
Cheryl Doyle: Aye
Maria Gallesyan: Aye
Joseph Greeley: Aye
John Hall: Aye
Matt Lane: Aye
Catherine Walsh: Aye

Result: 9-0-0 (Approved)

Pocket Park at Stearns Drive and Elliot Street

The Committee was concerned about the potential for off-street parking being placed on the property. This was clarified, however. While the neighbors requested parking spaces, there is not enough room on the site to fulfill the request.

While a neighbor is using the property to park a vehicle, there is sufficient time before construction begins for alternate parking to be sought.

MOTION made by Joe Greeley to recommend funding of \$72,000 for constructing the Stearns and Elliot pocket park as proposed, noting the original design with no parking allowed on the property, and to appropriate these funds from the Open Space and Recreation Reserve. Motion seconded by Joe Sheehan.

Roll-call vote:

Patricia Griffin Starr: Aye
Joseph Sheehan: Aye
Julia Barbour-Issa: Aye
Cheryl Doyle: Aye
Maria Gallesyan: Aye
Joseph Greeley: Aye
John Hall: Aye
Matt Lane: Aye
Catherine Walsh: Aye

Result: 9-0-0 (Approved)

Shattuck Park Improvement Study

Concerns surrounding the fact that neighbors were not informed of the project and general confusion on the actual design were expressed.

It was recommended that a letter be composed and sent to the applicants and the neighbors that attended the meetings and ask that they consider forming a Friends of Shattuck Park group to solicit feedback and find an agreeable approach before moving forward with a design study.

MOTION made by Cheryl Doyle against recommending the Shattuck Park Improvement Study project at this time. Motion seconded by Matt Lane.

Roll-call vote:

Patricia Griffin Starr: **Aye**
Joseph Sheehan: **Aye**
Julia Barbour-Issa: **Aye**
Cheryl Doyle: **Aye**
Maria Gallesyan: **Aye**
Joseph Greeley: **Aye**
John Hall: **Aye**
Matt Lane: **Aye**
Catherine Walsh: **Aye**

Result: 9-0-0 (Approved)

Playground at Norwood Memorial Airport

The Committee expressed concern about the impact of this project on funds, whether one-time or as part of a multi-year project.

A letter will be sent to the applicant that recommends the year ahead be used to make the project more attractive by considering alternate funding sources and the size of the project, which may help if it is not competing with other, larger projects being proposed.

MOTION made by John Hall against recommending the Airport Playground project at this time. Motion seconded by Joe Sheehan.

Roll-call vote:

Patricia Griffin Starr: **Aye**
Joseph Sheehan: **Aye**
Julia Barbour-Issa: **Aye**
Cheryl Doyle: **Aye**
Maria Gallesyan: **Aye**
Joseph Greeley: **Aye**
John Hall: **Aye**
Matt Lane: **Aye**
Catherine Walsh: **Aye**

Result: 9-0-0 (Approved)

South Norwood Riverfront Park

Consideration and a vote will take place at the next meeting on March 2.

In the meantime, Joe Greeley and Community Preservation Coordinator Kristen Phelps provided an update on potential funding options.

Community Preservation Act funds may not be needed to fully fund the project. General government is able to possibly fund either 50% or 66% of the project. Amortization schedules for both scenarios are being drafted, with the assumption of a ten year borrowing window.

In conducting research through the Coalition and Community Preservation Act regulations, it was determined that State match funds cannot be used to pay off debt, only local receipts.

The team working on the funding proposal includes General Manager Tony Mazzucco, Town Director of Finance and Accounting Meg LaMay, Town Treasurer Mark Good, Director of Community Planning and Economic Development Paul Halkiotis, Conservation Agent and Environmental Planner Holly Jones, Community Preservation Coordinator Kristen Phelps, and Joe Greeley.

It is anticipated that the proposal to be presented will be to borrow a sum of money for ten years based upon the full scope of the project, as opposed to phasing. The sum is dependent upon what the Town can provide from general government funds.

In addition, Holly Jones has applied for a Land and Water Conservation grant which could affect funding. The State, which administers the grant, is being contacted to seek feedback on the odds of approval.

Cheryl Doyle recommended that the Wildlife Trust be contacted as they would be a potential source of funding as well. Joe Greeley responded that there is already a letter from the Trust in the package, advocating for the project.

Other Business

There was no new business.

Adjournment

MOTION made by Cheryl Doyle to adjourn the meeting. Motion seconded by Joseph Sheehan.

Roll-call vote:

Patricia Griffin Starr: **Aye**

Joseph Sheehan: **Aye**

Julia Barbour-Issa: **Aye**

Cheryl Doyle: **Aye**

Maria Gallesyan: **Aye**

Joseph Greeley: **Aye**

John Hall: **Aye**

Matt Lane: **Aye**

Catherine Walsh: **Aye**

Result: 9-0-0 (Approved)

The meeting adjourned at 6:42pm.

Articles/Exhibits Used at Meeting

- Community Preservation Act Cash Flow Scenarios with Riverfront Park (No Bond)
- Correspondence from K. Phelps to M. LaMay regarding Community Preservation Fund questions, dated February 14, 2022.
- FY'22 Community Preservation Act Monthly Finance Report, dated January 31, 2022
- FY'23 Application Summary with Reserve Fund Balances
- Memo from T. Mazzucco regarding the South Norwood Riverfront Park (Cooper Park), dated February 14, 2022

Minutes respectfully submitted to the Committee by John Cianciarulo.