

Community Preservation Committee

Helen Abdallah Donohue
Cheryl Doyle
Joseph Greeley
John Hall
Debbie Holmwood
Judith Howard
Peter McFarland
Anne White Scoble
Robert Thornton



**Director of Community
Planning and Economic
Development**

Paul Halkiotis, AICP

Assistant Planner
Patrick Deschenes

Community Preservation Committee Meeting

3/14/2018

5:30 P.M. - 7:30 P.M.

Room 24

Norwood Town Hall

PRESENT:

Cheryl Doyle
Joe Greeley
John Hall
Judith Howard
Peter McFarland
Anne White Scoble
Helen Abdallah Donohue
Debbie Holmwood
Robert Thornton

Also Present: Patrick Deschenes, Assistant Town Planner

ABSENT:

Paul Halkiotis, Town Planner

Mr. Greeley started the meeting by addressing the listening audience, encouraging those at home to attend the meetings, and providing information pertaining to Town Hall's accessibility.

Approval of Minutes

Mr. Hall noted a minor correction on page two of the 2/14/18 minutes

MOTION to accept the minutes by Mr. Hall, seconded by Ms. Abdullah Donohue

8 in favor, 1 abstain

Meeting regarding St. Gabriel's Chapel – Francis Hopcroft, Chairman Permanent Building Construction Committee

Mr. Hopcroft spoke first regarding his meeting with Town Counsel and that their original opinion regarding the supplanting of funds still stands. Mr. Hopcroft then addressed the current state of the chapel and that it is in critical condition and very much need of repairs. He indicated that the PBCC has separated the project into three parts, windows, lantern, and everything else. The Town will put the bid out for step one (window) shortly.

Mr. Hopcroft hopes to have a new total bid before the Fall Special Town Meeting so that they can stabilize the walls before next winter.

Mr. Thornton questioned if this issue could be brought to May Town Meeting given the current condition of the building and the potential safety concern.

Mr. Hopcroft didn't object to the idea but was skeptical of getting proper bids back in time. He indicated that bids wouldn't become available until June or July.

Ms. Howard asked whether the Board of Selectman could put an article on the warrant for \$300,000 to supplement the difference.

Mr. Hopcroft stated that the PBCC could ask, but because they had to cancel the original bids the cost to fix was likely higher now.

Ms. Holmwood asked whether some type of "stop gap" work could be done now with the money already allocated to the project.

Discussion continued regarding this.

Mr. Thornton asked Mr. Hopcroft to touch upon what \$1.4 million could get done for the chapel currently.

Mr. Hopcroft stated that the chapel will be able to be significantly repaired such as the interior, the roof, and exterior masonry.

Mr. Thornton asked if it would pass code for use after the \$1.4 million worth of rehabilitation.

Mr. Hopcroft indicated that it would although access is an issue now with no ramp to the entrance, but that public works would take care of this after the rehabilitation.

Mr. Hall stated that the CPC is not the appropriate forum to discuss the project details and that the CPC became involved because the bids came in higher than what was appropriated at Town Meeting last year. The Finance Commission is not likely to approve the allocation of more money to meet the difference as budgeting is already an issue. Also the CPC would not take over full responsibility for the project per our answer from Town Counsel, but supplanting the difference of \$300-\$400 thousand is an option. Mr. Hall then stated that he thinks that they've reached the limit of what they can do.

Ms. Abdullah Donohue asked Mr. Hopcroft if he had talked to the Manager about possible solutions. Mr. Hopcroft indicated that he had not.

Mr. Greeley then proceeded to read the response from Town Council, this stated MGL chapter 44b, section 6, which reiterated the fact the CPA funds can provide additional funding to a project but cannot supplant already approved funding. Mr. Greeley then addressed that the Finance Commission did not agree with that response so they went to bond counsel which gave them the answer they wanted. The issue still needs to be worked out between the two counsels.

Mr. Greeley then stated that regardless of the outcome only the CPC can decide how and what CPA funds will be used for.

Mr. Thornton questioned the “operating budget” wording in section 6 which this project would not be. However, he was not fully behind the idea of taking over the whole cost of this project so early in the CPC formation. Mr. Thornton stated that it would make a lot of sense to have an article at May Town Meeting, indicating that the worst that could happen is indefinite postponement and the issue could be brought back in the Fall. He suggested that Town Counsel and Assistant Manager Bernie Cooper could help in the wording of this article.

Mr. Hopcroft believed this to be a bad idea and stated that it would be impossible to get bids in before Town Meeting in May.

Mr. Greeley stated were the CPC was still in its formation stage and that in order to do something for May Town Meeting they would need to find an appropriate way of doing so.

Mr. McFarland questioned how they can do this without a budget first.

Mr. Hall stated that the CPC should get preapproval first from Town Counsel and that there should be a motion to state that the CPC is willing to supplement the difference between the approved amount, not supplant the entire cost.

Mr. Hopcroft addressed the need for two articles again and stated that if the primary motion were to fail, the supplement motion from the CPC would only call to supplement the cost not the whole amount. The question he believed was whether this could be done in the May Town Meeting or in November.

Mr. Greeley stated that the CPC will need to clarify with Town Counsel the article specifics and whether it could be done in May.

Mr. Thornton believes that the CPC must act now for the May Town Meeting and that there should be two articles. One article from the PBCC to correct the amount and not drain CPA funds and the other article would be put forward by the CPC to meet the difference (a supplement article should the first article fail).

Discussion continued about the time frame and logistics of how money would be allocated and when it would become available.

Mr. Hopcroft stated that bids would need to come in by June in order to be awarded in July.

Mr. Greeley stated that the CPC wants to supplement, but that they should put a cap on not to exceed \$400,000 as the bids could come back higher.

Ms. Abdullah Donohue stated that she believes the group has discussed this topic in length and that the group should do these two articles, submit a letter to the Selectmen, and then move forward.

Mr. Thornton agreed that it was a long discussion, but that the CPC needs to talk about their position first, whether they support a motion to allocate funds, and who will speak at Town Meeting.

Mr. Hopcroft stated that he could draft the proposed articles. Ms. Abdullah Donohue disagreed and believed that they should come from the CPC. Mr. Greeley reiterated that they still need to clarify and discuss this with Town Counsel.

Discussion continued on the articles and the wording of the potential motion.

MOTION to support appropriating or bonding of funds, up to \$400,000 to augment the \$1.1 million allocated by Town Meeting to complete funding for the rehabilitation of St. Gabriel's Chapel by John Hall, seconded by Mr. McFarland.

All in favor

An emergency meeting was scheduled for April 4, 2018 at 5:30 P.M.

After continued discussion on bonding and the interpretation of Section 6 of Chapter 44b, Mr. McFarland stated that the group needs to stop this discussion and get to properly setting up the CPC and the future process of looking at project proposals.

Review of Town Meeting Budget Article

Mr. Greeley discussed the two options available for the Budget Article. This article would have to do with dividing money from the Community Preservation Trust Fund into the specific Use-Accounts. The first option would specifically identify the dollar amounts and the second option would be more general in wording.

Mr. Thornton disagreed with the notion of putting any dollar amount on the warrant and favored the second option.

MOTION to accept the second option by Ms. Abdullah Donohue, seconded by Mr. McFarland

All in favor

Mr. Thornton stated that Town Counsel should also be advised for the specific wording and that he would provide additional examples from the DOR on an article.

Public Outreach Subcommittee update

Mr. McFarland stated that they are planning a community forum at the end of April and it would most likely take place in the Senior Center.

Mr. Greeley stated that they have met once and are scheduled to meet again and that for the community forum they would want to advertise it as an opportunity to learn more about the CPA and to also attain feedback as it would pertain to the Needs Assessment.

Mr. Hall stated that they agreed there was a need to have a short informative handout to educate the public. He also addressed other measure they could take to receive feedback.

Mr. Thornton agreed with the need for public outreach and that it was a process that would take time in order to be successful.

Needs Assessment: Next Steps

Mr. Hall stated that the CPC needs to figure out the process and begin making edits to the existing draft. He believed that there will also be issues regarding formatting that need to be addressed.

Mr. McFarland believed that there might be redundancy and issues they haven't thought of as well.

MOTION to adjourn by Mr. McFarland, second by Mr. Greeley

All in favor

Respectfully Submitted:
Patrick Deschenes, Assistant Town Planner