

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

5/9/2018

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

Room 24

Norwood Town Hall

PRESENT:

Cheryl Doyle
Joe Greeley
John Hall
Judith Howard
Peter McFarland
Helen Abdallah Donohue
Debbie Holmwood
Also Present: Paul Halkiotis, Town Planner

ABSENT:

Robert Thornton
Anne White Scoble
Patrick Deschenes, Assistant Town Planner

Approval of Minutes 4/11/18

One correction was made on page two by Mr. Hall.

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

All in Favor.

St. Gabriel Chapel Discussion

Mr. Greeley discussed the letter dated 4/23/18 he had received from Mr. Hopcroft of the Permanent Building Construction Committee. In the letter Mr. Hopcroft again requested that the CPC vote to provide the gap in funding needed to complete the project. The price requested by PBCC was now at \$500,000. The CPC had previously voted to recommend \$400,000. This project will not be able to proceed if additional funds are not provided.

Ms. Donohue stated that the additional cost due to inflation seemed too high, while Ms. Holmwood stated that government jobs such as this tend to cost more.

Mr. Hall also stated that being an historic rehabilitation project that the material, methods, and necessary skilled labor all added to the cost.

Ms. Doyle addressed the issue regarding the lantern and how she believed its rehabilitation cost was excessive. She also indicted that she did not approve of the manner in which the price was determined as there were no hard numbers.

Both Ms. Howard and Mr. McFarland believed that staying with the original motion of \$400,000 was the best option and would provide enough funding to complete the majority of the project minus the lantern.

Mr. Hall believed that the CPC should vote specifically to remove the lantern from the list of tasks to fund.

Ms. Doyle agreed.

Mr. Greeley stated that the previous vote was not to exceed \$400,000. He then stated that the Committee now had three options: confirm the \$400,000, bump up the funding to \$500,000, or fund nothing to the project.

MOTION to confirm previous vote of funding \$400,000 to the chapel project made by Ms. Donohue, seconded by Mr. Hall.

Previous vote will stand.

Mr. Greeley then brought the discussion to borrowing for the project. He brought up the spreadsheet from Mark Good, Town Treasurer for reference.

Ms. Doyle stated that if the CPC were to borrow it would cost the total amount plus interest and that would be a financial mistake to do in the first year of the Norwood CPC's existence.

Both Ms. Howard and Ms. Donohue stated they would rather pay the full amount up front instead of borrow.

Mr. McFarland was worried that doing so would take away a whole year of funding.

Ms. Holmwood asked if a combination of paying from available funds and borrowing could be done.

Mr. Halkiotis stated it could.

Mr. Greeley explained that the term of the loan could also vary. He then handed out his four year projection spreadsheet.

Mr. Hall stated that if they were to borrow it would need a 2/3rds vote which might be more difficult to get at Town Meeting. He believed that the Committee should pay for it all now.

Mr. Greeley stated that CPC must recommend an amount of money and where it will come from.

Mr. Hall stated that this project will help to shape impressions of the CPA as it is a high visibility project.

Ms. Donohue agreed with Mr. Hall's notion.

Mr. Greeley brought the group back to the subject of determining specifically where the money will come from in terms of account.

MOTION to spend the \$54,500 from the Historic Preservation account and \$345,500 from the Budget Reserve Account made by Mr. McFarland, seconded by Ms. Howard.

All in Favor.

Ms. Donohue had to leave the meeting at 6:35 P.M.

Public Outreach Subcommittee Update: Community Forum Review

Ms. Howard stated she thought that the forum went well and that it was nice to see some new face in the audience.

Mr. McFarland thought that the comment about restoring the old burial ground was interesting.

Needs Assessment: Next Steps

Mr. McFarland stated that the second draft is about to be sent out.

Discussion for Annual Town Meeting

Mr. Greeley stated that Article 12 will be an annual article to establish the budget.

Mr. Hall Stated that the handout for Town Meeting will have year two numbers, but it is okay because the fiscal year allocations were already done by the Town Accountant.

The Committee was alright with Mr. Greeley's draft Article 12.

MOTION to approve draft article 12 as amended and approved by Town Counsel made by Mr. McFarland, seconded by Ms. Doyle

All in Favor.

Discussion was had over which documents would be included in the handouts for Town Meeting.

Mr. Hall asked if there will be a handout and slides and Mr. Greeley indicated that there would be both.

Mr. Greeley stated that Article 13 could be combined with Article 12 in the future.

Mr. Hall suggested not handing out a detailed administrative budget as it may have too much information to discuss.

MOTION to set administration budget by Mr. McFarland, second by Ms. Doyle.

All in Favor.

Light discussion continued.

MOTION to adjourn the meeting by Ms. Howard, seconded by Ms. Doyle

All in Favor.

Respectfully Submitted:
Patrick Deschenes, Assistant Town Planner