

**Community Preservation Committee**

Joseph Greeley, Chairman  
John Hall, Vice Chairman  
Cheryl Doyle, Recording Secretary  
John J. Aprea III  
Helen Abdallah Donohue  
Patricia Griffin Starr  
Debbie Holmwood  
Peter McFarland



**Director of Community  
Planning and Economic  
Development**

Paul Halkiotis, AICP

**Assistant Planner**

Patrick Deschenes

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**Community Preservation Committee Meeting**

2/6/2019

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

Room 24

Norwood Town Hall

**PRESENT:**

John Aprea  
Helen Abdallah Donohue  
Cheryl Doyle  
Joe Greeley  
Patricia Griffin Starr  
John Hall  
Peter McFarland

Also Present:

Patrick Deschenes, Assistant Town Planner  
Paul Halkiotis, Town Planner

**ABSENT:**

Debbie Holmwood

**Approval of Minutes for 1/9/19 & 1/23/19 meetings**

**MOTION** to accept minutes for both meetings with amendments to the 1/23/19 minutes  
Mr. McFarland, seconded by Ms. Doyle.

All in favor.

**Community Preservation Committee membership update**

Mr. Greeley introduced new CPC member Patricia Griffin Starr. Ms. Griffin Starr will be taking over as the representative from the Housing Authority. Mr. Greeley stated that the Committee is still without a representative from the Historical Commission.

**Discussion with Stuart Saginor from the Community Preservation Coalition**

Mr. Saginor re-introduced himself to Committee and addressed the current status with the Coalition's website, the number of new CPA communities, and the status of legislation to increase CPA matching funds.

Mr. Saginor gave a presentation to the Committee that discussed allowable project uses and issues that can come up with certain projects. One such use that is not allowed is the rehabilitation of sidewalks. Mr. Saginor stated that this was considered a mode of transportation and not fitting any of the use requirements except if needed in a recreation or community housing location.

Mr. Saginor discussed project evaluation and how every community handled it differently. Mr. Saginor also stated that scoring sheets were rare, but that there is many ways to evaluate projects.

Mr. Saginor gave a breakdown of how the funding for projects could be handled. Mr. Saginor stated that funding from the CPA accounts could be done a variety of ways such as taking from reserved FY19 funds, FY20 funds, bonding, the fund balance, etc.

Mr. Saginor discussed the challenge with land purchasing and the different routes the CPC can take especially when it came to purchasing for open space or recreational use of land.

Mr. Saginor remained at the meeting to discuss any additional questions that the Committee had.

#### **Discussion on the project status for Saint Gabriel's Chapel – Bill Kinsman and Ted Callahan from the PBCC**

Mr. Kinsman and Mr. Callahan of the PBCC provided an updated to the Committee on the Chapel's progress. They indicated that the stain glass work was 90% done, masonry was 90% done, and the lantern was about 60% done.

Mr. Kinsman stated that the lantern was in rough shape, but is a necessary part of the project as it completes the historic and visual identity of the building.

Mr. Kinsman also stated that the roof and gutters will be reused and anything broken will be replaced. Both men stated that there was likely to be a surplus of funds which would be returned to their appropriate CPA accounts.

The PBCC members asked the Committee if they had any preference as to the date of the rededication ceremony. The PBCC members also stated that a new time capsule would be placed back in the chapel.

Mr. Greeley stated that the PBCC should submit a status report for Town Meeting and follow up with any additional progress updates.

Mr. Greeley also stated that the CPC would need a final breakdown of the project once completed and may need to have an article to put any surplus funds back into CPC accounts.

**Other Business: Timeline**

The Committee discussed the public hearing for projects but did not confirm a final date. It was decided that the Committee would continue working on the timeline at the scheduled 2/13/19 meeting.

Mr. Saginor addressed additional questions from the Committee relating to the proposed projects.

**MOTION** to adjourn the meeting by Mr. McFarland, seconded by Ms. Griffin Starr.

All in favor.

**Respectfully Submitted:**  
**Patrick Deschenes, Assistant Town Planner**