

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

10/11/2017

7:00 P.M.

Room 24

Norwood Town Hall

PRESENT:

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

Also Present: Paul Halkiotis, Town Planner
Patrick Deschenes, Assistant Town Planner

ABSENT:

Debbie Holmwood

7:00 P.M. The Community Preservation Committee meeting was called to order by Mr. Halkiotis in Room 24 of the Norwood Town Hall located on 566 Washington Street.

Mr. Halkiotis made a statement at the opening of the meeting acknowledging that the Planning Department was late to have the agenda posted with the Town Clerk and that no voting can take place at meeting.

The Committee decided to continue the meeting anyway and will have the official appointing of officers at the next meeting.

After introductions the committee discussed the appointment of the following officers for the Community Preservation Committee

- Chairman: Joseph Greeley
- Vice Chairman: John Hall

- Treasurer: Bob Thornton
- Recording Secretary/Clerk: Judith Howard/Cheryl Doyle (to be figured out at next meeting)

The Committee did not vote on the officers indicating that the votes will take place at the next meeting.

Mr. Thornton discussed the CPA abatements for senior citizens and low income individuals that may wish to pursue if qualified. Those that wish to apply for an abatement might need a third party to help them complete the abatement application (seniors, English second language speakers, etc.).

Mr. Hall agrees with Mr. Thornton and that this issue could be the most significant in the first year.

Although the CPA assessment had started in July and people were informed, the actual wording on the bills will not be seen until the 3rd and 4th quarterly bills.

Mr. Thornton wishes to figure out the timeframe when the bills go out in order to train those that will be assisting residents looking for abatements. Assistance needed could come from the Assessors Department or the Council on Aging.

Mr. Hall believes that there should be people out assisting by early November. Circulation of how to get abatement needs to be spread through all forms of media. The Committee and the Town does not want to scare people off with the abatement process and wants to give the option for abatement to anyone that is qualified for it.

Ms. Howard states that Stuart Saginor from the Community Preservation Coalition could help answer a lot of these questions when the Committee meets with him on November 2, 2017.

Mr. Greeley recommended that this be a top topic on the agenda for discussion at the next meeting.

The Committee then discussed scheduling for future meetings. November 2, 2017 will be our training day with Stuart Saginor, but our next meeting will be November 8, 2017. Going forward the 2nd Wednesday of the month will be Community Preservation Committee meeting days. All meetings are to start at 5:30 P.M. and end no later than 7:30 P.M. unless unforeseen circumstances prevent that.

Mr. Halkiotis discussed the Needs Assessment. This Assessment will need a substantial amount of public opinion and input. It will be the basis of the Committees goal for the next 6 months to a year.

Mr. Thornton proposed developing a calendar/timeline to show objectives and important dates. We want to be able to have a preliminary report for the Annual Town Meeting in the spring of 2018.

The Planning Department will be looking into neighboring communities to see how they went about proposing ideas and involving the public.

Mr. Thornton reiterated from the CPA Bylaws that we will need to have a public hearing to hear suggestions for project ideas. Mr. Hall also suggested having focus groups in order to refine ideas.

The Committee discussed some general project ideas that could be funded, meeting the CPA categories of Historic Preservation, Open Space, Outdoor Recreation, and Community Housing. Mr. McFarland discusses bike paths while Mr. Hall brings up establishing a Historic District. Ms. Howard stated that they tried that before, but faced some obstacles.

Mr. Halkiotis reminded the Committee that if not already done so, everyone must report to the Town Clerk in order to get sworn in as members of the new Committee. He also suggested that the Committee should also work on procedures with how to process project applications.

Mr. Thornton discussed the amount of money expected the first year of the CPA and if that will only be half that of a normal year due to cycle of the tax bills.

Mr. Halkiotis discussed the percentage of State money that the town can expect and how every year if there is not a CPA project from one of the 4 CPA categories that 10% of the money will be deposited into separate accounts for open space, recreation, historic preservation, affordable housing, and a general CPA fund for the remaining 70% of funds.

Mr. Hall was concerned about having requirements from lender met. He wants necessary protocols set up to deal with this.

Mr. Halkiotis stated the Town's need for land acquisitions. There is not a lot of open space left and that the Town is currently in talks with a potential seller. The problem is that the Town cannot pay more than the appraisal price which leaves it at a disadvantage when competing with developers and other buyers. So when it comes to land acquisitions the Committee is allowed to meet in executive sessions rather than open meetings.

The Committee discussed among themselves potential projects, obstacles, and procedures.

After answering any other lingering questions the Committee agrees to adjourn rather than vote because of the initial issue of the late posted agenda.

Respectfully Submitted:
Patrick Deschenes, Assistant Town Planner