

Community Preservation Committee

December 3, 2019 – 7:00 P.M.

First Floor Hearing Room

Hanover Town Hall

The following minutes are from the meeting of the Hanover Community Preservation Committee held on December 3, 2019. The following Committee members were present: James Coulter, Chairman, William Scarpelli, Jonathan Chu, Mary Dunn, John Goldthwait, Steven Louko, and Richard Deluca. Assistant Town Manager Ann Lee was also present.

James Coulter, Chairman, opened the meeting at 7:04 p.m.

The Committee met with Tom Burke from the Affordable Housing Trust; Mr. Burke noted the following:

- Both the Affordable Housing Trust and CPC have open seats which need to be filled.
- Provided an overview of the Affordable Housing Trust.
- Spoke with the Advisory Committee regarding Affordable Housing Trust money and submitting a project application/draft Warrant Article and was not aware of the deadline for the CPC applications.
- Will be asking for accrued monies to be moved at Town Meeting noting the transaction has not happened for three years. Monies are currently held in two accounts: the Affordable Housing Trust Account and the CPC Community Housing Account.
- The Affordable Housing Trust has funded some monies to the Tax Relief Committee to aide seniors to afford to live in Town.
- Reviewed the Affordable Housing Trust's involvement with the Barstow project.
- Affordable Housing Trust has State statutes they must follow.
- Discussed the Hanover Crossing project.
- The Affordable Housing Trust plans to review the Zoning Bylaws which could open up some projects.
- The Bethany Apartments contribute to the Town's 40b count.
- Discussed the Sylvester/Salmond project would be a source of funding for the developer.
- The Affordable Housing Trust does not own or manage properties.
- The Cushing and Legion housing is expiring and could be sold as market rate apartments.

The Committee inquired about how the trust operates and who they have to go to for approval to expend large sums of CPC money. Members of the Committee noted concern about large sums of CPA money being delegated to a body that does not have to seek Town Meeting approval for large expenditures.

The Committee discussed the balances of prior CPC projects and noted a request was made to the Town Clerk for the original date of projects; the information has not yet been provided. Assistant Town Manager Ann Lee offered to research the prior CPC Town Meeting Articles and to provide a list to the Committee at a future meeting. The Committee noted the list of projects provided by the Town Planner at the last meeting is outdated; the employees listed as project contacts are no longer employed with the Town.

Committee member William Scarpelli requested that the Committee review the prior meeting minutes.

The Committee noted the Conservation Restriction on the Denham and Murtha properties have not been done and further noted the King Street field had money allocated for the Conservation Restriction in the purchase price and it has not been done. The Committee discussed hiring someone to complete the work with the administrative funds that are voted at Town Meeting.

The Committee scheduled their next meeting for Tuesday, January 14, 2020 at 7:00 p.m.

The Committee was made aware of the proposed 5 year Capital Budget plan (attached) and included the following:

- High School – New Baseball/Softball Dugouts and Fencing
- Build the Board
- Playground Sail Shades
- Town Hall Site Renovations
- Master Planning- Recreation Facilities
- Sylvester/Salmond Schools
- Climate Control Improvements to Protect Historical Documents
- Stetson House Improvements
- Ellis Field Fencing Improvements
- Four Corners Streetscape Improvements
- Cemetery Land Acquisition
- Playground
- Rail Trails
- Forge Pond Park Playground

The meeting ended and adjourned at 9:04 p.m.

Respectfully submitted by:
Ann Lee