

**Town of Kingston  
Community Preservation Committee**

MINUTES  
March 28, 2007

Chairman Calderaro opened the meeting of the Community Preservation Committee held on March 28, 2007 at 7:04 in Room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

Present: Barbara Chandler, Pine duBois, Mathew Hamilton, John LaBrache and William Underhill.

Absent: Craig Dalton and Robert Pinato

Guests: Carol Bolsey; abutter and Gary Langenbach; Conservation Commission

Upon motion made by Mr. Hamilton and seconded by Ms. duBois, following discussion and a 6-0-0 vote, it was

VOTED: to accept the minutes of March 6, 2007 as corrected

Other Business:

Mr. LaBrache clarified a question from the Public Hearing held on 3/6/07 regarding allocation of funds. Money paid back from grants does not have to be allocated. It is fund directed. Therefore, a historical grant is returned to the historical fund. Only revenue and state matching funds need to be allocated.

Presentation by Steve Dubuque – South Shore Housing:

Mr. Pinato arrived at 7:11 pm.

South Shore Housing is very interested in a possible Kingston project, using CPC money for open space and affordable housing in cooperative manner. He feels this is an optimum site for affordable housing with access off of Route 27.

He would consider a single building on this site. This design would reduce coverage, using as little ground area as possible and would work well in Kingston. The single building design wouldn't feel like it as it would be tiered back from front. Family rental housing is the greatest need.

Mr. Dubuque feels this site is too remote for senior housing/senior center. He believes a more central location as the Reed Building is preferable.

South Shore Housing (SSH) would be applying for financing from Housing for Community Development with application periods in February and September. Payment time line could be as long as 4 years. The process involves meeting

with public/neighbors before the application process. Local zoning approval, funding and building can take up to 3-4 years. SSH must have zoning approval prior to getting financing.

Mr. Dubuque would consider a proposal for 32 units on this site. He believes this proposal would be viewed positively by the State since there are very few Family rental units, especially cooperative efforts using CPC funds.

Both Therese Murray and the Governor will be helpful since Affordable Housing is high on both of their priority list of issues.

Ms. duBois asked how he came to the 32 unit proposal. Mr. Dubuque stated it is economically better to do more units together for building and maintenance costs. 32 units seem right for Kingston's needs. He would like to see a cooperative where each occupant would own a share of the entire building. When they move, they take a portion of equity resources in order to buy something on their own.

Mr. Dubuque explained rent levels are generally 60% of median income, not all deeply subsidized but a mixed income with a majority at the 60% level. This is comparable to Kingston wages.

Mr. Calderaro asked how the cooperative effort would work with SSH and Kingston. Mr. Dubuque explained there would have to an agreement on what would be developed on the land and in a way that the community, SSH and CPC are all partners. It may be a land lease where the building is financed but the resource is not sold. This gives the community ability to define the game plan. Informational public hearings are an important component.

Mr. Calderaro asked how the financing would work. Mr. Dubuque stated SSH would obtain funding from loans, federal grants and federal funds. In the application process, they put an actual land price as a lump sum. This lump sum would be paid to Kingston upon zoning approval.

Carol Bolsey expressed concern about the number of units. She is afraid neighbors will not support the project as a whole due to the high number of units. Mr. Dubuque stated the only unit that actually makes money is one 80 units or more. Neighbors traditionally want fewer units and SSH wants more. This effort will require compromise.

New Business:

Mr. Calderaro distributed statements he made at the recent meetings of the Selectmen and Planning Board meetings.

Mr. LaBrache explained he has had a chance to review the State Statute on State matching funds distribution. It is 80% future match for all towns with CPA in conjunction with a ten tier program. Only those towns that adopt the maximum surcharge are eligible for a possible 100% match. He is now strongly opposed to reducing the surcharge.

Mr. Hamilton stated the Finance Committee did not have this information prior to their vote and he will bring it back to the Finance Committee.

Mr. Underhill stated his concern about reducing the surcharge and the impact of both current and future projects. There was discussion regarding the possible timing of reduction. If a reduction is voted at ATM it could possibly be on the override ballot in June 2007 and become effective July 1, 2007. This would greatly impact funding of all projects.

Mr. Calderaro distributed articles on the warrant for ATM. Mr. Calderaro will be moving both article 3 and article 21.

Mr. LaBrache has provided backup for expenses in article 3. If it passes, a second appraisal for the MacFarlane property could be paid for. Any money not used, will be returned to CPA budget.

Mr. Calderaro stated he will draft a brief summary of each project for article 21. A letter has been sent to each applicant to be available to answer questions from the floor of ATM.

Ms. duBois has questions regarding article 21. She would like clarification on whether the Selectmen will file for the Self Help Grant. She would like to add the wording "working with non-profits" to acquire land. She has contacted the Trust for Public Land about the possibility of them buying the MacFarlane property. The Trust for Public Land won't move ahead without a vote of support from Town Meeting.

Mr. Labrache pointed out that the last sentence in the article may cover this issue. Mr. Calderaro and Ms. duBois will meet with Kevin Donovan to discuss.

Mr. Calderaro distributed a letter from the Assessors Department in response to his request of 1/24/07. Although the letter does not answer original questions put forth, the Committee does not want to pursue it.

Mr. Calderaro reported he had sent a letter to Tom Bott, Town Planner, needed for the grant application for the Frederic C. Adams Heritage Center.

Mr. Calderaro distributed correspondence from the Community Preservation Coalition requesting Towns to join a Membership Organization. It included a \$1500 dues notice based on surcharge revenue. This fee would come out of

administrative expenses. Mr. Calderaro stated the Coalition has been very helpful and he has used them as a resource repeatedly.

Upon motion by Mr. Hamilton and seconded by Mr. LaBrache, following discussion and a 7-0-0 vote, it was:

VOTED: to approve calendar year 2007 membership dues in the amount of \$1500 to the Community Preservation Coalition

Open discussion regarding support of 40R. Mr. LaBrache stated approval of 40R will generate \$50,000-\$60,000 additional surcharge revenue in CPA funds. He would like to see the Committee vote to support the article at ATM. Ms. duBois stated that supporting 40R means CPC will have more options for future projects.

Upon motion by Mr. LaBrache and seconded by Mr. Hamilton, following discussion and a 7-0-0 vote, it was:

VOTED: to support the 40 R article 15 at Annual Town Meeting

Upon motion by Mr. Hamilton and seconded by Mr. LaBrache, the meeting was adjourned at 9:01 pm.

NEXT MEETING: May 30, 2007, Town House, Room 203 at 7:00 pm