

**Town of Kingston
Community Preservation Committee**

MINUTES
August 26, 2008

Chairman LaBrache opened the meeting of the Community Preservation Committee held on August 26, 2008 at 7:05 pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

Present: Craig Dalton, David Gavigan, John LaBrache, Ken Moalli and William Underhill
Absent: Victoria Benassi, Pine duBois, Mathew Hamilton and Jason Lelio

Upon motion by Mr. Underhill and seconded by Mr. Gavigan, following discussion and a 3-0-2 vote, it was

VOTED: to accept the minutes of July 8, 2008 as written

Mr. Dalton and Mr. Moalli abstained

Mr. LaBrache presented the FY08 Fund Report showing \$2,248,048.69 in CPA funds available for end of year total.

7:07 pm Pine duBois arrived

Mr. Moalli asked for clarification on the possibility of projects getting funding if not supported by the CPC. Mr. LaBrache indicated any project can be brought before Town Meeting for funding from the general fund.

Mr. LaBrache informed the Committee that DOR is now requiring all towns to file a CP3 form by 9-15-08 online in order to get state reimbursement. He will be responsible for filing this form by the deadline.

The Committee reviewed the new application form and accepted the simplified version with the understanding that for FY 2010 projects, the old application would also be accepted.

Upon motion by Mr. Gavigan and seconded by Mr. Underhill, following discussion and 6-0-0 vote, it was

VOTED: to accept the new FY 2010 CPA application form as presented

The Committee established future meeting dates as October 14, 2008 and November 12, 2008.

7:15 Appointment with Tom Bott-Town Planner

Mr. Bott informed the Committee that the Affordable Housing Plan for the Town of Kingston will expire in April 2009. This plan is renewed every five years and helps protect the Town from 40B developments.

Mr. Bott is requesting the use of CPA funds in order to hire a planning agency to write the plan. The estimate is \$15,000. If the Town waits until Town Meeting for funding, there will be 6 month gap without a plan. Mr. Bott indicated that no money has been spent on Community Housing from CPA funds yet. This use of funds now could save us Counsel money in the future.

Mr. Bott is willing to submit an application in time to have an article placed on the warrant for the upcoming Special Town Meeting.

Mr. Moalli asked if this use of funds is in the scope of CPA, could it be taken from the CPA administrative fund. That means it wouldn't go to Town meeting and the CPC will be responsible for signing the bill.

Mr. Bott will be responsible for obtaining 3 estimates and submitting application.

Ms. duBois asked about the role of Housing Authority and would like to see them involved with the development and implementation of the plan. At the very least, she would like them to sign the application to take some charge of the plan.

Upon motion by Mr. Moalli and seconded by Mr. Underhill, following discussion and a 5-0-1 vote, it was

VOTED: to place a warrant article to allocate a sum of money from CPA Community Housing funds, not to exceed \$15,750, to hire a consultant to create an Affordable Housing Plan, **only if following an investigation it cannot be allocated from CPA Administrative funds.**

Ms. dubois abstained

Upon motion by Mr. Moalli and seconded by Mr. Dalton, following discussion and a 6-0-0 vote, it was

VOTED: to pay Cousins Contracting for a bill dated 7/28/08 and submitted by the Frederic C. Adams Heritage Center Committee in the amount of \$64,630.40.

Upon motion by Mr. Moalli and seconded by Mr. Dalton, following discussion and a 6-0-0 vote, it was

VOTED: to pay Turk Tracey and Larry Architects for a bill dated 8/15/08 and submitted by the Frederic C. Adams Heritage Center Committee in the amount of \$7,750.00.

Upon motion by Mr. Moalli and seconded by Mr. Dalton, following discussion and a 6-0-0 vote, it was

VOTED: to pay Turk Tracey and Larry Architects for a bill dated 7/15/08 and submitted by the Frederic C. Adams Heritage Center Committee in

the amount of \$14,975.00

Upon motion by Mr. Underhill and seconded by Mr. Dalton, following discussion and a 6-0-0 vote, it was

VOTED: to pay Menders, Torrey and Spencer Architecture Preservation for a bill dated 7/30/08 and submitted by the Jones River Village Historical Society in the amount of \$2,328.65

Upon motion by Mr. Moalli and seconded by Mr. Dalton, following discussion and a 6-0-0 vote, it was

VOTED: to pay King Information Systems Inc. for a bill dated 8/18/08 and submitted by the Town Clerk in the amount of \$1065.84.

Mr. LaBrache reviewed correspondence with the Recreation Commission regarding attendance of Mr. Moalli. Mr. Moalli apologized for his absence. Mr. LaBrache asked that anyone not able to attend a meeting, to let the secretary know so we are not waiting for a quorum. Ms. duBois suggested sending another Commission member for informational purposes if unable to attend.

Mr. Dalton would like discussion on the upcoming article seeking a reduction in the CPA surcharge. Mr. LaBrache will put together numbers on implication of matching funds if reduced to 1%.

Ms. duBois believes there is a strong argument to retain the 3% since only projects the Town approves use the money. Mr. Moalli pointed out it prevents people from asking for money from the general fund for these same projects.

Mr. Dalton pointed out this a tax that makes money. The housing market and the fact that more towns have adopted CPA has affected the matching funds.

Upon motion by Mr. Moalli and seconded by Mr. Gavigan, the meeting was adjourned at 8:05 pm.

NEXT MEETING: September 9, 2008, Town House, Room 203 at 7 pm

*Future Meetings: October 14, 2008, Town House, Room 203 at 7 pm
November 12, 2008, Town House, Room 203 at 7 pm*

