

Community Preservation Committee Minutes

Date: December 13, 2023

Time: 7:30 PM

Place: Zoom Virtual Meeting

Members Present: Stu Sklar, Beth Williams, Jane Biering, Arielle Jennings, John Lee, Todd Currie, Charles Oliver

Guests:

The meeting was convened at 7:42 p.m.

1. Roll Call and Sound Check were done. Preamble, Rules for Participation, and Reminder that meeting materials are available online and that this meeting is being recorded were read by the Chair.
2. Public Comment Period: No comments
3. Review/Approve Minutes of November 15, 2023. These minutes to be voted on at the January meeting.
4. Treasurers Update, State Match update

	Community Preservation Fund			
	FY25 Draft Budget 12/11/23 - J Biering			
FY 24 Town Collection	\$699,800			Per 11/30 monthly reports. Includes penalties, interest, and earnings.
FY 24 State Match	\$60,838			Funds have been received. Based on 21% of FY23 town collection of \$289,370.
FY 24 Town Collection plus State Match	\$760,638			
Unreserved Fund Balance Carried Forward	\$30,000			Per monthly reports 11/30, but expect majority of these funds to be spent by applicants.
Total	\$790,638			NOTE: 10% = \$79,064

FY25 Requests	Amount Requested	Amount Approved by CPC	Applicant	Comments
Conservation Fund	\$200,000	\$200,000	Conserv Comm	
Invasive Plant Mgmt	\$35,000	\$50,000	Conserv Comm	Inc'd per CPC
Robotic Field Lining	\$0.00	\$0.00	P & R	Withdrawn
System Bromfield Outdoor Basketball Court Upgrade	\$40,000	\$40,000	P & R	
Beach - ADA Improvements	\$23,720	\$23,720	P & R	P&R also applied for grants from CPIC and MA Office of Disability. If approved, won't need CPA
Stairs at McCurdy Track	\$25,000	\$25,000	P & R	^{funds} Inc'd from original \$18k app to include railing and to use granite for stairs.
Nashoba Regional Greenway Network	\$10,000	\$0.00	P & R	Not eligible for CPC funds, per Stu Saginor; table temporarily while Bruce checks w/ other communities.
OPEN SPACE SUB	\$333,720	\$338,720		
TOTAL				
Emerson Green Incentive	\$190,000	TBT	MAHT	Revision to original app of \$168,000 per Stu
AFFORDABLE HOUSING SUB-TOTAL	\$190,000	TBT		
Town Hall Bond	\$44,888	\$44,888	Town	Estimate
Repayment Preservation of Town Hall Docs	\$13,000	\$31,275	Town Clerk	Inc'd amount will complete project
Balance for 10% Minimum	\$21,176	\$2,901		Based on \$79,064 min
PRESERVATION SUB TOTAL	\$79,064	\$79,064		
CPC Admin Expenses	\$2,500	\$2,500	CPC	Estimate

TOTAL EXPENSES	\$605,284	\$420,284		
Balance, unallocated	\$185,354	\$370,354.00		

5. Review and Vote on applications: Municipal Affordable Housing Trust (MAHT)

Emerson Green: \$190,000. MAHT is requesting \$190,000 to act as a single payer incentive for the Emerson Village Green housing project on Devens. This incentive will secure an agreement with the developer to have 12 of the 46 units in the development be affordable. If 25% of these 46 units (12) are affordable, per Massachusetts law, all 46 units would count towards Harvard's SHI (Subsidized Housing inventory). These will be Rental property. Currently, 5.3% of Harvard's Housing is affordable. We need to be at 10%. This will make significant progress with all 46 units counting towards our housing goal. The request for \$190,000.00 passed unanimously.

MAHT annual funding: We are above the annual 10% allocation level for housing, so no action will be taken on this request.

6. Meeting adjourned at 8:14 PM

Important Dates:

1/5/2024	Financial Warrant Articles Due
2/6/2024	Budget Recommendation Due
4/6/2024	Annual Town Meeting
4/9/2024	Town Elections