

COMMUNITY PRESERVATION COMMITTEE

Minutes

2-10-2021

Present: Brian Litchfield, Co-chair, Sandy Slavin Co-chair, George Barrett (arrived 6:10) Jean Connaughton, Joan Kinniburgh, Barbara Smith, Sherbie Worthen

Guests: Jim Munise, board of Selectmen, Charlie Adams, Pennrose; Nancy McHale, Kathy Pappalardo, Wareham Land Trust, Meg Sheehan, Community Land and Water Alliance

Minutes, 1/27/21: Jean Connaughton made a motion to approve minutes as amended. Joan Kinniburgh seconded. **Vote: 5-0-1**

Articles for Spring Town Meeting - due March 2, 2021: CPC funds available for fiscal year 2022; estimated revenue from State, \$900,000; total \$1,300,000. Open Space/Recreation, Historic Preservation, Affordable Housing reserves at 10% are \$130,000 each, \$65,000 for administration for total of \$455,000. Brian Litchfield made motion to approve, Kinniburgh seconded, **Vote: 6-0-0.**

Littleton Drive: Article discussion Request has been increased from \$500,000 to \$1,100,000. (Jim Munise joined by phone) Committee stated concerns. Kinniburgh says project does not meet community need with only 5% handicapped accessible and less than half the units for seniors. Slavin stated that she would consider an overall request of \$830,000 by allowing \$10,000 to be dedicated to each of the 83 affordable units, excluding the 10 for workforce housing. George Barrett said the Dakota affordable housing project proponents are buying the land and building the housing. CPC's former grants to non-profit organizations' housing projects such as Cranberry Manor, Depot Crossing and Habitat on Minot Ave. have been @ \$50,000. Slavin mentioned two hurdles: 1. The BoS placing the article on the Warrant 2. Town Meeting's willingness to support the large request.

Charlie Adams joined meeting at 6:30. Additional comments from Barbara Smith questioned the rents of \$1200-1400 per month for seniors. Connaughton asked if utilities were included. Apparently not. Adams said there were some accommodations for wheelchairs and bathroom bracing. Brian Litchfield opposed the increase. Adams said the proposal is two parts: \$300,000 for senior units, \$800,000 for family units. He compared projects in Eastham, \$1.6M and Orleans, \$2M. Housing prices in those areas average @ \$600,000, whereas Wareham's average is @ \$300,000. Adams said Pennrose would work in phases if they didn't receive requested funds. They may also need to lower rents. He stated anticipated costs from Conservation and Fire Department and Covid's effects on lumber prices and insurance.

Litchfield voted 'no' on the increase to \$1.1million, Slavin, Barrett, Connaughton, Worthen voted to support the increase to \$830,000. Kinniburgh and Smith will support \$500,000 only. Barrett moved to support the Article for \$830,000 or \$10,000 for each of the 83 affordable units. Connaughton seconded. **Vote: 4-3-0.**

Article will be submitted to Town Meeting where amount may be reduced. Available funding will include \$250,000 in Affordable Housing funds with the balance coming from Unallocated funds. Barrett moved to approve the funding; Smith seconded. **Vote: 4-3-0**

61-A Request: AD Makepeace has an offer on 3 parcels of undeveloped land to build 3 solar fields. The Town/CPC has right of first refusal (ROFR) The parcels are located at 27 Charge Pond Road, 174 acres, 140 Tihonet Road, 83 acres and 150 Tihonet Road, 75 acres. The committee discussed the many impacts on the environment and the appearance of large parcels of agricultural land converted to commercial use. Environmental impacts include loss of pine barren forest, wetlands, vernal pools, animal habitat, even the removal of a hillside, with tons of soil removal. The Charge Pond Road development is across from the YMCA and next to Little League fields.

Nancy McHale and Kathy Pappalardo from the Wareham Land Trust joined the meeting to express concerns about losing valuable forests which would take away carbon storage. Both ConComm and the Land Trust have voted against the ROFR.

Meg Sheehan, Community Land and Water Coalition and the Southeastern MA Pine Barrens Alliance spoke about the MA Environmental Policy Act (MEPA) requirement of a full environmental impact report which could take at least a year to complete.

Normally the Town has 120 days from date of 61A conversion notice. Because Massachusetts has had a State of Emergency Declaration, the deadlines are on hold until 90 days after the Declaration is lifted. This along with MEPA allows time to explore new grants and develop collaborative efforts to save these lands.

Litchfield moved not to invoke the ROFR waiver. Connaughton seconded. **Vote: 7-0-0**

Sandy Slavin will draft a letter to the Board of Selectmen, to be reviewed first by CPC.

Next Meeting: March 2, 2021, if needed.

New Proposals: Next deadline is the 4th Monday in June for Fall Town Meeting.

Adjournment: Motion made and accepted to adjourn at 7:42pm.

Respectfully submitted by Sherbie Worthen, Clerk, Community Preservation Committee

Sherbie Worthen, June 30, 2021