

Town of Sharon



Community Preservation Committee

Minutes of 10/02/19

Meeting held at the Community Center

Committee Attendees

Corey Snow, Chair	Marc Bluestein	Keevin Geller
Eli Hauser	Rob Maidman	Susan Jo Rich
Susan Saunders		

Other Attendees

Fred Turkington, Peg Arguimbau

Meeting Initiation

Chair Snow called the meeting to order at 7:05 PM.

Rattlesnake Hill

- Chair Snow stated the Committee was present to discuss using CPC funds to acquire some portion of Rattlesnake Hill.
- The CP Act allows for 10% to be allocated for Housing, Open Space and Historic uses and 70% is undesignated to be used for any of the three purposes.
- Chair Snow commented that the question is if monies are taken from the allocated categories will it deplete the funds? It is a push and pull. The 10% allocated to categories is only for each category. The project would require we allocate all we have for open space and recreation and undesignated. This would leave recreation at zero. 5 million debt is to be borrowed. Using a 20 year term, the balances will grow overtime. The projection is 70% of the undesignated and open space serves the debt. The state is conducting an appraisal of the land based on prior approvals.

- Mr. Maidman asked what happens if there is a decrease in the state match.
- Mr. Turkington said the state passed 46% going forward from the state tax will replenish a large chunk of the money. He thinks the Committee will be in a position to react to CPA proposals. Yes it will diminish funds and narrow the window but he feels comfortable the funds will increase for recreation projects. From 1% of the town take we get \$550,000 yearly.
- Mr. Hauser said he thinks affordable housing needs a plan. He questioned how much has been sent on land acquisition and a conversation on open space ensued.
- Mr. Turkington said 5 million dollars @ 20 years matches the debt payment and monies received yearly from CPA. He said this deal provides protection for all land except 4 lots on Mountain Street. The developer owns these. He said DCR and Fisheries and Wildlife are giving 2.5 million dollars to this project. The 2003 40 B litigation would be withdrawn as part of the purchase.
- Chair Snow said the debt can be serviced as part of the town side of CPA revenue.
- Mr. Hauser suggested looking at lowering the 1% tax that goes to CPC.
- Mr. Bluestein said he would like to see municipal land put aside for future use.
- Chair Snow asked if the state is insisting all passive recreation on the land and Mr. Turkington replied yes.
- Mr. Maidman commented that the Town doesn't always think ahead.
- Mr. Turkington said this proposal is a challenge for all involved. State money comes with strict restrictions. The issue on the table is to use existing taxes so no increase. This is the best opportunity. All of the land will be National Heritage protected.
- Mr. Maidman asked if the unpaved portion of Mountain Street remains unpaved and Mr. Turkington replied that it is up to the developer.
- Chair Snow moved to appropriate \$7.5 million dollars from the CPA reserves and future revenue to acquire the property at Rattlesnake Hill. \$500,000 to come from open space current reserves, \$2,000,000 from the undesignated funds and to borrow 5 million dollars to fund the purchase of Rattlesnake Hill. Ms. Saunders seconded the motion and the Community Preservation Committee voted 7-0-0 in favor of approval.
- Mr. Hauser said we will lose taxes from Brickstone.
- Mr. Turkington said the Finance Committee is working on a write-up to explain this to Town Meeting.
- Mr. Hauser said existing taxes will be used for this purchase from the CPA.

Minutes

Mr. Bluestein moved and Mr. Geller seconded the motion to approve the minutes of 9/23/19. The Committee voted 5-0-2 in favor of approval.

Adjournment

Ms. Saunders moved to close the meeting and Mr. Bluestein seconded the motion. The Committee voted 7-0-0 in favor of adjourning at 8:10 PM.