

HARWICH Community Preservation Committee Regular Meeting

March 10, 2016, at the Harwich Town Hall, Griffin Meeting Room

Present: Chairman Bob MacCready, Vice Chair Kathy Green, Robert Bradley, Daniel Tworek, Walter Diggs, David Nixon, and Jim Atkinson

Absent: Cindi Maule

Vacant: Housing Committee representative

Guest: Harwich Town Planner David Spitz

Called to order at 7:02 PM by Chairman Bob MacCready. Guest welcomed.

A motion was made by Daniel Tworek and seconded to approve the January 14, 2016 CPC Meeting Minutes.

VOTE: Yes 7; No 0. Motion carried unanimously.

A motion was made by Dave Nixon and seconded to approve the February 11, 2016 CPC Meeting Minutes.

VOTE: Yes 5; No 0; Abstain 2. Motion carried.

New Business:

➤ David Spitz, Harwich Town Planner requested funds for an updated town Housing Production Plan.

A motion was made by Walter Diggs and seconded to fund \$5,000 to update the housing plan.

- The Housing Production Plan could also be called the "Affordable Housing Plan".
- In 2010 Karen Sunnarborg prepared the current town Housing Production Plan for \$20,000. An updated version will cost \$5,000.
- Though the State does not require it, an update is necessary within the next five years, but desirable ASAP.
- It was used in providing information for the town's 2011 Comprehensive Report.
- Currently the information is dated. A new plan could provide critical information.
- The Harwich Planning Board is going to be updating their plan.
- The level of information is important; the statistical work is done by the consultant and local committees input.
- It is a document to recommend action, an advisory documentary plan. The current HPP is not an operational plan, but rather a "cookbook" of all the possible ways out there; maybe this go-round this could be the focus.

Dan Tworek moved to amend the pending motion to approve the \$5,000 requested from the town planner for the Housing Production Plan if there is availability of funds from the administrative open article. The motion was seconded.

VOTE: Yes 7; No 0. Motion carried unanimously.

VOTE on the main motion: Yes 7; No 0. Motion carried unanimously.

Old Business:

➤ The drafted Tax Title Warrant Articles were discussed. There was one correction, "parcels of land" to be replaced with the word "properties". The articles would be filed for the May 2016 Special Town Meeting.

A motion was made by Walter Diggs and seconded to approve the two articles.

- It was noted that one problem with the current 2011 Tax Title Article was how to use it. It doesn't layout a process to use funds. Town boards have tried to pursue the funds, but have gotten stonewalled. The article needs to say the intent is to qualify for CPC use.
- This article is to fund the legal work of tax title research, not to acquire property. The funds could also be used to resolve CPC related property line disputes. But foremost the properties need to meet CPA use qualifications.
- Since CPC admin funds will be used for this purpose, the CPC should be the gatekeeper. But how to review the request of tax title funds needs to be established. What will the CPC need to make a decision? Does the review need to follow the application process? Moving forward the process can go one of two ways: 1) The CPC can look at the town map and identify owners unknown properties and identify their priorities under the Community Preservation Act. Or 2) Other committees can submit applications similar to CPC projects. The different interests can complicate things. The CPC has time to decide the process.
- CPC project funding requests are not limited to only town entities. The CPC may need to decide if these tax title funds need to be restrictive. Will a non-profit request for tax title funds be reviewed?
- The current level of funds may be used up with 5 properties.

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- Jim Atkinson reported he did review the articles with the Harwich Planning Board; they had no issue with the presented drafts.

VOTE: Yes 7; No 0. Motion carried unanimously. Chair MacCready will submit the articles.

- Update on the Community Preservation Plan (CPP)
 - Subcommittee will meet Monday, March 14, 9-11 AM at the Harwich Town Hall prior to contacting the possible consultant.
 - CPC didn't have any other comments to contribute.

Other:

- A motion was made by Dave Nixon and seconded to pay the Board Secretary for 4 hours worked in February.

VOTE: Yes 7; No 0. Motion carried unanimously.

Adjournment 7:57 PM.