COMMUNITY PRESERVATION COMMITTEE MINUTES
JANUARY 14, 2021

Members Present: Chair Russell Robbins; Vice-Chair Paul Glynn; Financial Officer Michael Stone; Clerk Steve Patton; Annie Dean; John Druley; Peter Walsh; Robert Brown
Also Present: Carole Sutherland; Sharon Gay.

Chair Russell Robbins called the meeting to order via Zoom at 6 PM.

Items for Discussion and Review:
- Guv Fuller Field Improvements Application and Budget
- April 2021 Town Meeting Articles
- Draft CPC Meeting Schedule/CP Fund Application Schedule
- CP Fund Reconciliation Administrative Expenses
- Draft December 3, 2020 Minutes
- FAHF Request for Expenditure

PUBLIC COMMENT:
Barbara Schneider, former member of the CPC, reported on the status of the Haddad property (2007) located off Menauhant Road. The Order of Conditions called for an emergency parking space; handicapped parking and a drop off. She announced an agreement has been reached for two handicapped parking spaces and emergency access to be located on the Menauhant Rd extension and not on Foster Road. The project should be accepted as complete except for the drop off. The new design, with groins, will allow a continuous walk straight down the beach. The Conservation Commission will discuss the matter on January 20.

Karen Bissonnettee of the Falmouth Housing Trust spoke to the committee asking for a favorable recommendation on the Chapter 40B proposal for 4 affordable single-family homes on Lewis Neck Road, East Falmouth, which was heard by the FAHF working group.

GUV FIELD IMPROVEMENTS - PHASE 3:
Chair Russell Robbins advised members this project would have been an article for the April Town Meeting. The bids sent out late fall came in after the deadline date for the application. He asked members if they wanted to discuss it and, if approved, it will require a place holder. He explained it is not a new application and the Recreation Department Director, Joe Olenick, was advised to fill out an application and submit it for discussion.

A motion by John Druley, seconded by Robert Brown called for a roll call vote to hear the application.

ROLL CALL VOTE: Glynn-yes; Stone-yes; Walsh-yes; Patton-yes; Brown-yes; Druley-yes; Dean-yes; Robbins-yes.

Recreation Director Joe Olenick stated they are requesting funding of $314,045 with the visitors’ bleachers or $223,000 without the visitors’ bleachers.

Mr. Brown asked Mr. Olenick to describe the risks and hazards for the back stop, dugouts, lack of safety nets, lack of handicapped accessibility and the left-side bleachers.

Mr. Brown concluded he would like to see the Town of Falmouth project completed stating it will be a gem for the downtown.
Bob Curtis of the Commodores wanted the CPC to know they have spent over $200,000 for other aspects of the field. Businesses and private donors are experiencing hard times, and the project is too big to fund raise.

Mr. Olenick noted the high school baseball team plays 4-5 times a week and 12 games a season. The Babe Ruth travel team and adult hardball teams use the baseball field as well.

Annie Dean commented she will support the project but wondered if the CPC would have funded to what now appears to be a $1 million project. The CPC must be cognizant of future applications.

Chair Russell Robbins advised members the project might have been the beneficiary of volunteer donors, but the town is obligated to abide by the state’s bidding process. He pointed out Hyannis has invested $2.1 million in their field.

Following other comments, on the motion of Annie Dean, seconded by John Druley, the Committee VOTED: unanimously to approve the application for Guv Fuller Field Improvements for $314,045 including the bleachers.  

**ROLL CALL VOTE:** Glynn-yes; Stone-yes; Walsh-yes; Patton-yes; Brown-yes; Druley-yes; Dean-yes; Robbins-yes.

**FAHF EXPENDITURE:**
The Falmouth Housing Trust has submitted an application for a comprehensive permit under Chapter 40B to build 4 affordable single-family Deed Restricted homes on a 1.16 acre parcel on Lewis Neck Road, East Falmouth.
At its meeting, the Planning Board placed a covenant, requiring the entire road to be paved with drainage improvements and asked the FHT to work with the abutters.
Karen Bissonnette of the Falmouth Housing Trust stated the project will be in line with the Housing Production Plan, which calls for 50% to be 3-bedrooms and 50% for 1 and 2 bedrooms. They are requesting funding of $260,000 (($65,000 per unit) which is 19% of the cost. She was told by two attorneys the covenant “will not hold water”.

Carla Feroni advised two of the units will be counted in the housing subsidy inventory. This project will be replicating the architectural plans used at the Deer Pond Road project. Steve Patton commented on the completeness of the proposal and suggested that this serve as a template for future housing projects.

John Druley, sits as a member of the FAHF Working Group, and he recalled the Working Group left out the paving portion on a 3-2 split vote, but a change in the vote by Sam Patterson allowed the paving to remain as a condition.
Mr. Druley stated the CPC has not heretofore placed conditions on affordable housing.

On a motion by Steve Patton, seconded by John Druley, the committee VOTED: unanimously To recommend to the Select Board an expenditure of $260,000 from the Falmouth Affordable Housing Fund.
ROLL CALL VOTE: Glynn-yes; Stone-yes; Dean-yes; Walsh-yes; Patton-yes; Brown-yes; Druley-yes; Robbins-yes.

POTENTIAL APRIL 2021 TOWN MEETING ARTICLES:
Carole Sutherland advised there will be seven articles. The seventh article will be a place holder for improvements to Guv Fuller Field.
There will be no Open Space Reserve Article.
On the motion of Michael Stone, seconded by Peter Walsh the committee VOTED: to accept the Slate of Articles for April Town Meeting, as presented.
ROLL CALL VOTE:: Glynn-yes; Stone-yes; Dean-yes; Walsh-yes; Patton-yes; Brown-yes; Druley-yes; Robbins-yes.

2021 ANNUAL NEEDS ASSESSMENT:
2021-2022 DRAFT CPC MEETING SCHEDULE/CP FUND APPLICATION SCHEDULE
Carole Sutherland reminded members that the Annual Needs Assessment, as required by statute, has been scheduled for March 11th. The committee has, in the past, held a short CP meeting and adjourned to hold the Annual Needs Assessment.
Selectman Sam Patterson pointed out that they must contact the FACTV to coordinate with the other regulatory meetings.

On the motion of Steve Patton, seconded by Peter Wash, the committee VOTED: to accept the 2021-2022 CPC Meeting Schedule and CPC Fund Application Schedule as presented and make no change for the Annual Needs Assessment Meeting.
ROLL CALL VOTE: Glynn-yes; Stone-yes; Dean-yes; Walsh-yes; Patton-yes; Brown-yes; Druley-yes; Robbins-yes.

CHAIRMAN’S REPORT:
Chair Russell Robbins advised there will be a change in the CP Administrative Budget by next July. Previous yearly expenses amounted to 3%. When members review the new administrative budget, it will be projected at 5%, which is the cap under the statute.

ADMIN COORDINATOR/CONSULTANT REPORT:
Carole Sutherland reported on the following:
• Quarterly Reports are due January 20th.
• She advised the CP Administrative Expenses has spent $20,430.93 from July 1, 2020 through December 28.
The unexpended balance is $99,569.07 through June 30, 2021.

FINANCIAL REPORT:
Financial Director, Michael Stone, approved the following payments since the last meeting:
• Shining Sea Bikeway - $5,860
• Weeks House - $2,430
• CDM Smith – Guv Fuller Field Engineering Services - $2000
REVIEW AND APPROVE CPC MINUTES – DEC. 3, 2021
On the motion of Michael Stone, seconded by Steve Patton, the committee VOTED: to approve the minutes of December 3, 2020.

ROLL Call VOTE: Glynn –yes; Stone – yes; Patton – yes; Dean – yes; Druley- yes; Walsh – yes; Brown –yes. Robbins – abstained.

There being no further business, the committee adjourned at 8:06 PM to meet again on THURSDAY, FEBRUARY 11, 2021 AT 6:00 PM VIA ZOOM.

Submitted by: Mary J. Little, Recording Secretary