

Town of Great Barrington Community Preservation Committee (CPC)
Minutes of July 18, 2018
Town Hall

Members present: Dan Bailly, Lisa Bozzuto, Martha Fick, Jeremy Higa, Don Howe, Jim Mercer, and Karen W. Smith.

Also present: Town Planner/CPA Administrator Chris Rembold

Absent: Thomas Blauvelt, Patricia Sharpe

Call to Order 5:30 PM by Vice Chair Smith

Administrative Items

Bailly moved to approve the minutes of June 26, 2018; Mercer seconded. All were in favor.

Bozzuto moved to approve payment of CPA Coalition dues of \$1750 for this fiscal year. Fick seconded. All were in favor.

Town Hall Roof – Request for Additional CPA Funds

DPW Superintendent Sean Van Deusen presented the application for \$20,000 additional funds to complete the Town Hall roof project. He said the work is underway already. He said the original estimates and scopes included repair two of the four chimneys, and simply repointing the other two. But once the masons saw the other two, they realized they needed to be rebuilt. He said original bids were quite high, so the contingency budget is already spent, and additional funds are needed to complete this change order. He said the Town is seeking the funds immediately, and seeks CPC's recommendation to the Special Town Meeting.

In discussion Howe remarked that the four chimneys are important historic features for the Town Hall and complete the distinctive roof profile. They should be kept and rebuilt. Bailly asked if the materials are historically accurate. Van Deusen said yes.

Fick moved to recommend Special Town Meeting appropriate \$20,000 for the chimneys in the Town Hall roof project. Bailly seconded. All were in favor.

CPA Planning

Bill Cooke from the Selectboard and Housing Trust Fund was present. He said the Selectboard recommends that the CPC spend or reserve 50% of the next year funds towards affordable housing, since it seems to be the most pressing need.

Bailly asked when the CPC would make those decisions. Rembold said you could set it as a policy and write it into your plan at the next meeting, the public hearing. Smith said even if we do that, we still need solid applications. She said only applicants must pass step 1 and step 2 of the application process before we vote to recommend the money. Rembold reminded the CPC that Town Meeting can reserve funds for a particular CPA purpose, for a future project in that category.

There was a discussion about reserves and the statutory requirement to spend, or reserve, at least 10% of annual revenues into each of the CPA categories. Rembold said another 5% can be used for administrative purposes. What happens with the other 65% every year is flexible. He said in all previous years the CPC has more than met its legal obligations by spending on worthy projects in all categories.

The CPC asked about housing needs data. Higa said the Planning Board has been discussing updating its housing data, and might seek to use CPA to fund such a study. The CPC asked to see some housing statistics at the next meeting.

Higa mentioned the Planning Board also feels that housing is a high priority. He said there is a sense that it is difficult to effectively help households earning 80% or less of area median income. In this market that takes a lot of money. He said the Board suggested the CPC consider raising its goal to 100% area median income. Finally, he said the Board recommends improving trail and recreation linkages in the town.

Smith asked Rembold to publish the plan and advertise the Public Hearing for August 14. Rembold said he would also highlight suggested changes in the plan and send to the CPC for the 14th.

Reports of Committee members

Howe said Historic is discussing work to the old trolley stop at Belcher Square.

Bozzuto said Conservation Commission is discussing additional work at McAllister.

Citizen Speak

None

Next Meeting

August 14 for CPA Plan public hearing.

Adjourned at 6:30 PM

Minutes prepared by:

