

**Community Preservation Committee  
Minutes of Wednesday, March 22, 2023  
Virtual Meeting**

**Attending:** Gary Sorkin, Chair; Michael Fisher, Rhonda Fowler, Bruce Hurter, David Mead-Fox, Geraldine Ramer

**Regrets:** Janis Plaue, James McAuliffe, Elaine McIlroy,

Chair Gary Sorkin called the meeting to order at 9:05 a.m.

**Minutes of 3/1/2023**

Michael Fisher moved to approve the minutes of March 1, 2023. David Mead-Fox seconded, and the motion carried 6-0.

**Final Review of CPC Warrant Articles for Annual Town Meeting**

Gary Sorkin said that the Warrant would be going to press on Thursday, March 23<sup>rd</sup>, so this was the last chance CPC would have to make any changes in the Community Preservation section. There were some consistency corrections in formatting and in wording. The only real issue appeared in Article 29 for the Down Payment Assistance Program. The provision for “necessary repairs” along with closing costs and assistance in the purchase. CPC recommended inserting “necessary repairs approved by the Housing Authority.”

Article 32, Accessibility for Ponds and Bay Beaches, included “purchase” of a sunshade that was already obtained through a grant. “Purchase” of the sunshade was removed from the Article.

**Articles Removed from Warrant**

Town Counsel had determined that the Article for correction of Historical Reserve amount could be accomplished through Accounting Department adjustments and did not need a Town Meeting vote.

Based on the recommendation of Town Counsel, Gary Sorkin moved to remove the Article from the Annual Town Meeting Warrant. Rhonda Fowler seconded, and a roll call vote was taken: Michael Fisher – Yes, David Mead-Fox – Yes, Rhonda Fowler – Yes, Bruce Hurter – Yes, Geraldine Ramer – Yes, and Gary Sorkin – Yes. The motion carried 6-0.

The Article for the creation of Open Space Fund was actually sponsored by the Open Space Committee but needed for the CPC Article for a contribution to their Fund. Bruce Hurter explained how the original request for a Conservation Fund had been altered during the Warrant process and became something that was not allowable. This and the CPC Article for a grant of \$150,000 were to be removed from the Warrant.

Bruce Hurter explained how Conservation Funds are allowed but need to be established through specific guidelines. Many towns have Conservation Funds that are eligible to receive Community Preservation money. He said that the Open Space Committee plans to do further study and work with the Select Board to reconsider the proposal for a Conservation Fund.

Garu Sorkin moved to remove the CPC Article for a grant to the Open Space Fund from the Warrant with support for setting up a Conservation Fund legally in the future.

Rhonda Fowler seconded, and a roll call vote was taken: Michael Fisher – Yes, David Mead-Fox – Yes, Rhonda Fowler – Yes, Bruce Hurter – Yes, Geraldine Ramer – Yes, and Gary Sorkin – Yes.

The motion carried 6-0.

### **Fall Town Meeting**

Gary Sorkin asked the Committee to consider a number of factors before planning to submit any Articles for a Fall Town Meeting that is being planned. He suggested that representatives ask their boards if there was a pressing need that could be advanced at a Special Town Meeting. CPC members agreed to make no decision at this time. They would like to have a clear picture of the available Community Preservation money, know the date for the Town Meeting, and know who would be replacing the CPC Coordinator, who handles the grant applications.

### **Coordinator's Position**

Gary Sorkin said that he and Mary Rogers would be meeting with HR Director Christine Ezersky next week to discuss the job description and possibility for someone to fill in as soon as possible if the Housing/CPC Specialist position is not filled by July.

### **Project Updates/Concerns**

Gary Sorkin and Mary Rogers announced that the Habitat Homes at Old King's Highway were moving forward. Gary Sorkin said that Habitat may be submitting another grant application since expenses and supply chain have increased construction costs. There have been changes since the agreement for the project was signed in 2015. Mary Rogers will work with Town Counsel and Habitat to decide if the old agreement can be updated with an addendum or if the agreement needs to be completely revised since there are now four houses on the plan, and the AMI has gone up to 80% since 2015.

Gary Sorkin moved to authorize Mary Rogers to prepare a revised or amended agreement with Cape Cod Habitat for Humanity for Old King's Highway with provisions for four houses, an increased AMI and a new timeframe. Michael Fisher seconded, and a roll call vote was taken: Michael Fisher – Yes, David Mead-Fox – Yes, Rhonda Fowler – Yes, Bruce Hurter – Yes, Geraldine Ramer – Yes, and Gary Sorkin – Yes.

The motion carried 6-0.

Next Meeting

The next meeting will be held May 24, 2023 at 9 a.m., by Zoom if possible. A recap of the Town Meeting results will be on the agenda.

**Adjournment**

Michael Fisher moved to adjourn. David Mead-Fox seconded. The motion carried 6-0.

Respectfully submitted,

Mary Rogers,  
CPC Coordinator