

CARVER CPC

Meeting Minutes

Meeting Date: October 25, 2018
 Called to Order: 7:00 pm
 Meeting Room 3

{Present if noted}*

* Bob Bentley, Chair	*Jim Hoffman	Fran Mello	Jason Pecorelli
*Zack Swain	*Kevin Tracey	*Gail Nauen	Mary Ross
*Darlene Whittemore, Secretary			

Mr. Hoffman moved to approve the Minutes of September 27, 2018 seconded by Mr. Tracey and the remaining Committee Members were in agreement. Unanimous.
 Vote: 5 - 0

Old Business

1. Review of on-going projects:

- a. Football Field/track project - Mr. Milanoski announced that the Grand Opening for the field as scheduled for November 3, 2018 at 10 a.m. Mr. Tracey agreed to speak on behalf of the Community Preservation Committee. Mr. Milanoski stated that the first game took place and the girls soccer team ran a snack shack. Discussion ensued regarding a fee structure for out of town persons, the use as defined by the community but not during school hours.
- b. Elementary School Fields project - Mr. Milanoski stated completion of the dirt, hydro seeding, parking lot, softball lines however warmer weather is required for the basketball section. He further stated that the contractor plans to come back in the spring and that the grounds are being used for recess.
- c. Community Garden- Chairman Bentley stated the project was complete.
- d. Forest St. Field status - Ms. Ross sent an email updating that all the bills have been turned in and the remaining funds are ready to be returned. Chairman Bentley stated that he will wait and discuss with Ms. Ross and will not close out this evening.
- e. Town Clerk records preservation - Chair Bentley spoke with Ms. Doyle who acknowledged that the Town Clerk's office had additional funds and that she planned to move ahead soon after the elections.

New & Continuing Business:

2. Bills payable. Satisfied
3. Affordable housing discussion -
 - a. Update on the needs study being conducted by the COA-Chair Bentley stated that a study is scheduled in January for the Council On Aging.

Mr. Milanoski stated that a committee has been formed to review senior needs and that a survey is planned to be sent to persons over 55 years of age; the data will then be analyzed from a policy standpoint.

- b. Discussion of CPC goals re: creation of new housing versus repair of older structures. The old Marcus Atwood building has potential for new affordable housing units.

Mr. Milanoski and the Committee discussed the 10% Affordable housing component and 40B possibilities along with successful affordable projects, the Habitat for Humanity and the Cole Property. Mr. Tracey stated he would like to see an increase in the affordable housing and Mr. Swain stated that apartments would require 25% at affordable housing. Ms. Nauen inquired about other committees involvement and Mr. Milanoski informed her of the Capital Outlay Committee which requires Town Meeting approval.

4. Discussion of submission by the Carver Housing Authority.

Mr. Greg Caswell, Project manager of the Regional Capital Assistance Team, described the need to complete roof replacement in addition to a significant need for siding and doors. He stated that state funds could match up to 65% of CPA, as a CDBG (Community Development Block Grant) funds with Hylap; an application would be required. Mr. Caswell stated that the roof portion (6 in total) requires \$90,000 and that Hylap funds could be used for the next phase. It was noted that the Hylap funds are not guaranteed. After being questioned, Ms. Leila Botsford, Executive Director/Managing Agent, stated that DHCD is not taking responsibility for these projects as a result of poor planning and they are feeling the burden. She stated that the Housing Authority has a five year plan dedicated to rolling emergencies and DHCD is encouraging outreach to the Community Preservation Committee. The rent paid by the residents is not enough to maintain the property. Ms. Nauen inquired if other towns have used the CPA funding for the Housing Authority and she responded by the Town of Brewster awarding CPA funding for roofing and that she is in the process of applying for funding from Hylap for the siding and windows. Mr. Milanoski inquired to Ms. Botsford if the housing authority was open to everyone and her response was yes however a Carver resident could have a local preference. There was further discussion regarding the availability of state dollars since the Carver Housing Authority is a state run organization with no actual ties to Carver. Chair Bentley thanked Mr. Caswell and Ms. Botsford for their interest and that the Committee would look into their request.

5. Discussion of future recreation options.

- a. Playground area behind Town Hall improvements.

Mr. Milanoski stated that the complex behind that Police Station has a drainage problem, is packed like cement and other conditions are dangerous to the little league. The Committee also discussed

lighting that was donated by Supersports years ago and the need for LED lighting.

b. Other projects by the Carver Middle/High School.

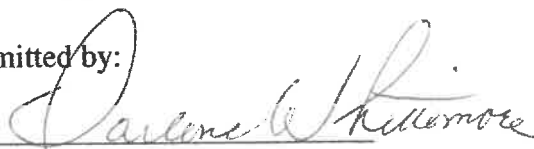
Mr. Milanoski stated that the tennis courts at the high school are in need of repair for about \$60,000.

6. Other issues that may arise. Mr. Milanoski and the Committee discussed the need to prioritize the improvements for the community. Mr. Milanoski acknowledged that the CPC process was to recommend (or not) to Town Meeting. The final vote is by Town Meeting. If they approve, it moves forward. If Town Meeting disapproves, the project dies. Mr. Milanoski stated that he would provide plans for the Police Station for the next meeting.
7. Set next meeting date and adjourn.

The next meeting is schedule on November 29, 2018 in meeting room 3. Mr. Hoffman moved to adjourn, seconded by Mr. Tracey. Unanimous.
Vote: 5 to 0

There being no further business, the meeting adjourned at 8:30 p.m.

Submitted by:



Darlene Whittemore, Secretary