

## Community Preservation Committee Minutes 01/10/2018

### *Community Preservation Committee*

Minutes of Meeting Held on Wednesday, January 10, 2018

7:00pm – Hudson Town Hall Selectmen’s Hearing Room

**Members Present:**

Peter Breton  
Joseph Durant  
John Parent  
Linda Ghiloni  
Marianne Iarossi  
Robert D’Amelio  
Anne Marie Lourens  
Michael Chaves-7:45pm

**Not Present:**

George Luoto

### **7:00pm Public Hearing – Community Preservation Plan Draft 2018**

Mr. Parent asked the Committee and individuals if there were any questions or comments on the Plan draft. Mrs. Ghiloni indicated two changes under Hudson CPA Funding, Town Surcharge amount should be \$3,858,780.59 and Total should be \$5,106,160.59.

Mr. Parent motioned to approve the Plan as amended, seconded by Mr. D’Amelio and carried...

Vote: 7-0 in Favor

### **Applications for Funding**

#### **2. Town Hall Renovation**

Jack Hunter was present to explain that during contract negotiations for HVAC system there were services not originally specified that were necessary to address. The design of an auto temperature control system and pre design of the entire air conditioning system were necessary components prior to installation of the HVAC system. It was decided to go ahead with the HVAC extra services creating a shortfall, as well as several change orders during installation. Discussion followed and members expressed their concerns for future requests for funding for additional renovations not covered by the funding from CPC and Mr. Hunter indicated that a Capital Plan bond is being considered to finish other necessary items.

Mr. D’Amelio motioned to approve \$252,130 request. \$40,000 from Historic Preservation Reserve and \$212,130 from Undesignated Fund Balance, seconded by Ms. Iarossi and carried...

Vote: 6 in Favor

1 Abstained – Mr. Durant

Mr. Hunter also indicated that the Mass Historic Commission holds a historic restriction on the building and any work to be performed must be approved by that state agency.

#### **1. Pompositticut Farm Conservation Restriction**

Nicholas Pratt from LandVest and Mark Kablack, Attorney for the Applicant, Jacqueline Kane were in attendance. Mr. Kablack stated that applicant decided not to ask for a higher value than \$600,000.00 appraised amount but that there would be no public access. Committee members stated their opinions. **Mr. Chaves present at this time.**

Mr. Parent motioned to accept the applicants proposal as written, seconded by Ms. Iarossi and carried...

Vote: 2 in Favor

6 Against

Mr. Parent indicated that if Ms. Kane was interested in making any changes to that request she must contact Ms. Ghiloni by Friday, January 12, 2018.

### **CPC Community Housing Reserve Transfer to Hudson Municipal Affordable Housing Trust – Article for May 2018 Town Meeting**

Mr. Parent motioned to approve an article for May 2018 Town Meeting Warrant, transferring \$228,667.93 to the Affordable Housing Trust Fund from the Community Preservation Community Housing fund balance, seconded by Mrs. Ghiloni and carried....

Vote: 7 in Favor  
1 Against

**Housekeeping Article for May 2018 Town Meeting**

Mr. Parent motioned to approve the housekeeping article for the May 2018 Town Meeting Warrant using figures from the Town Account, seconded by Mr. D'Amelio and carried...

Vote: 8 – 0 in Favor

**Board to Re-organize for 2018 calendar year**

Mr. D'Amelio motioned to continue with Mr. Parent as Chairman and Mrs. Ghiloni as Vice Chair, seconded by Mr. Breton and carried....

Vote: 6 in Favor  
2 Abstained – Mr. Parent and Mrs. Ghiloni

**Minutes to be approved:**

August 9, 2017 – Executive Session – Motion to approve by Mr. D'Amelio, seconded by Mr. Parent and carried...

Vote: 4 in Favor  
4 Abstained - Mr. Breton, Mr. Durant, Mrs. Iarossi and Mrs. Lourens

October 11, 2017 – Motion to approve by Mr. Durant, seconded by Mr. Parent and carried...

Vote: 7 in Favor  
1 Abstained – Mrs. Lourens

November 27, 2017 – Motion to approve by Mr. Durant, seconded by Mr. Parent and carried...

Vote: 5 in Favor  
3 Abstained – Mr. D'Amelio, Mr. Breton and Mrs. Lourens

December 12, 2017 – Motion to approve by Mr. Durant, seconded by Mr. Parent and carried...

Vote: 6 in Favor  
2 Abstained – Mr. D'Amelio and Mrs. Lourens

December 12, 2017 – Executive Session – Motion to approve by Mr. Durant, seconded by Mr. Parent and carried...

Vote: 6 in Favor  
2 Abstained – Mr. D'Amelio and Mrs. Lourens

December 20, 2017 – Motion to approve by Mrs. Ghiloni, seconded by Mr. Parent and carried....

Vote: 5 in Favor  
3 Abstained – Mr. D'Amelio, Mr. Durant and Mrs. Lourens

December 20, 2017 – Executive Session – Motion to approve by Mr. Parent, seconded by Mrs. Ghiloni and carried....

Vote: 5 in Favor  
3 Abstained – Mr. D'Amelio, Mr. Durant and Mrs. Lourens

Mrs Ghiloni motioned to adjourn the meeting at 8:25pm, seconded by Ms. Iarossi and carried...

Vote: 8 – 0 in Favor

M: Mr. D'Amelio

S: Ms. Iarossi

V: 6 in Favor – August 13, 2018

1 Abstained – Mr. Luoto

