

Community Preservation Committee

January 15, 2020

Members Present: Paul Terrio, Dave Turi, Will Rigdon, Gary Searle, Bob Paschke, Betty Lehan, Peter Diamond

Absent: Cyndi Andrade, Betsy Whitney

Guest: Donna Jones

Paul Terrio called to meeting to order @ 7:36 p.m.

2019 Highland Lake Water Chestnut Removal

Water Chestnuts have been harvested-needs to be performed every year.

There is talk about using herbicides to control weeds.

Wrentham spent \$83,000 out of CPC funds to purchase weed harvesting equipment

Cemetery Stone Cleaning

Barbara is working with contractor. Contractor will be starting project in 2020.

Town Meeting Calendar

January 7, 2020	Open ATM Warrant
January 8, 2020	Sent out Notices – Warrant Opened
February 13, 2020	Close Annual Town Meeting Warrant
February 18, 2020	Selectmen review list of Articles
February 20, 2020	Language due from Boards/Committees/Petitioners
April 15, 2020	Finalize Language with Town Counsel
April 21, 2020	Selectmen vote to execute the Warrant
April 15, 2020	Last Day to register to vote to participate in Town Meeting
April 22, 2020	Warrant Posted
April 28, 2020	Organizational Meeting with the Moderator
	Draft set of motions available for review
May 7, 2020	Motions Finalized
May 12, 2020	Annual Town Meeting

"Municipal Housing Trust Feedback on 43 Rockwood Rd (memo from Cyndi Andrade 43 Rockwood Rd. and 373 Main St:

Corner of Boardman and Main Street

Old Boomer Real Estate Property

This Property is under litigation. The commercial property on the parcel has been occupied by various businesses over the years. It became unoccupied. The owner, Mr. James Lorusso, had a new business ready to occupy. The building inspector, Mr. Bullock, ruled that the new business could occupy the premises, as the building is grandfathered for commercial use. An abutter appealed that decision to the ZBA, in that the lapse in a business occupying the building negated the building inspector decision, ruling in favor of the abutter. In other words, the commercial business was not allowable. Mr. Lorusso subsequently sued the ZBA and the abutter. It is currently in land court.

CPC and Affordable Housing Trust were approached by letter by Mr. Lorusso's attorney, Mr. Thomas Nannicelli about the possibility of the town purchasing the property. The letter is in our files. Property is 45,000 square feet. The commercial building is 1,744 square feet. The property was purchased by Mr. Lorusso in 2007 for \$565,000. Total assessed value for taxes by the town is \$362,500. CPC discussed at the December meeting and determined the parcel was not of interest for Historical or Open Space/ Recreation uses, which I relayed to the AHT. Hence, the discussion with AHT regarding the parcel's use for affordable housing.

Atty. Nannicelli related to me and to Susan Jacobson that Mr. Lorusso does not have a firm asking price, but would be looking for between \$350,000. and \$400,000. If the town purchased the property, Atty. Nannicelli stated that the litigation would "go away".

AHT expressed concerns about the litigation

Would the abutter have a problem in the future if one or more affordable units were built on the property?

The price on the property is above the Trusts formula for creating an affordable unit. Plus, it's likely the existing building would have to be demolished, adding additional costs.

Location: There are four affordable homes on the old Gump's Farm property, two directly across the street on Boardman Street. Question of "clustering" affordable homes?

Question of a duplex on the parcel: would it be allowed?

Question of banking the land for a developer to build later: Still too expensive, and again the litigation issues.

Conclusion: Ultimately, the AHT concluded it is not interested in the property at this time. Susan Jacobson will contact Atty. Nannicelli and inform him of the decision.

Municipal Housing Trust Feedback 373 Main Street

This is a 4 acre parcel owned by Ethelyn Armstrong. It contains a white Victorian house in disrepair (a tear down), plus outbuildings. It abuts the Vozella property around Comey's Pond, acquired by the town a few years ago.

Next Meeting will scheduled and posted for February 5, 2020 at 7:30 pm Norfolk Town Hall

X Elizabeth L. Whitney

Betsey Whitney, Clerk