

## COMMUNITY PRESERVATION COMMITTEE MEETING

January 9, 2014

MEMBERS PRESENT: Cyndi Andrade, Paul Terrio, Betsy Pyne, Dan Crafton, Paul Terrio, Betsey Whitney

MEMBERS ABSENT: Michael Kulesza, Tom Terpstra

Meeting was called to order by Chairperson Cyndi Andrade at 8:50 pm. Members of the Affordable Housing Trust appeared before the committee at CPC's request: Scott Dietrich, Mark Henny, Sue Jacobson and Sandy Smith. Scott presented on behalf of the AHT. He thanked the Commission, first of all, for monies dispersed to them through CPC and stated that their accomplishments speak for themselves. AHT provided the Commission with many photographs (interior and exterior) of already-built affordable homes on Cleveland and North Streets as well as one "to be built" home on Main St. A fact sheet titled "2013 Accomplishments" was distributed and explained to the commission. **(all photos and fact sheets are attached)**. The Trust was happy to report that 2 lotteries had yielded awards to 2 Town residents and 2 individuals "with Norfolk connections". A 5<sup>th</sup> applicant was disqualified due to income level. Further, Scott presented AHT's plans for year 2014. The Trust continues to look for property to purchase; two more homes are anticipated to be built in the fall of 2014 (on Medway Branch). **(fact sheet is attached)** And finally, Scott verbalized the AHT's need for more funding through CPC. He stated that the Trust has \$140,000 in the bank, \$430,000 coming in from sales from the 12/2013 lottery sales. Trust wants to purchase 2 more houses this year.

Scott next addressed the purpose of their invitation to visit our meeting tonight: Affordable housing on Airport property: representatives of AHT have observed the land and feel that the only readily buildable lot is on Leland St. They would eventually like to see 6 homes on 6 lots BUT do not want clusters; would want dwellings to be spread out physically and built within a staggered time frame (termed "reservation hold"). Whether dwellings would be attached units or separate buildings would be affected by where/if active recreation would be located. But, Scott reminded the commission, buying existing houses is much easier than building from scratch. And a further challenge to future Affordable Housing in Norfolk, "small" houses which are perfect for affordable housing are, unfortunately, becoming rare. Before long, we'll be out of these homes in Norfolk. Buying land is not a good idea in their opinion as they do not consider themselves developers. The CPC members considered information shared tonight to be very helpful.

Regarding **Highland Lake land**: The property has only a shared driveway, is not a road or street=not buildable. Note: the State requirement re: affordable housing by 2017: 10%. Norfolk has achieved 4%. The danger of non-compliance by 2017 is an "unfriendly 40B" (developer-friendly, rapid Board approval, lower price) with the goal of affordable dwellings to increase Norfolk's percentage. The good news is that we can stop this "unfriendly 40B" by showing the State that AHT is actively working hard toward a goal.

**Gumps**: Cyndi stated that there was literally nothing to report; all is shut down for the winter. We do, however, still have monies left for trails and the Community Garden.

**Highland Park Grove**: Everything is moving along for this second, problem-free entrance to Fales Park. Barbara Bartholomew of the Norfolk Historical Commission has worked tirelessly to find a way to get this long awaited park named for Bertha Fales,

entrance to Fales Park. Barbara Bartholomew of the Norfolk Historical Commission has worked tirelessly to find a way to get this long awaited park named for Bertha Fales, opened and enjoyed by the citizens of Norfolk and beyond.

Regarding **Norfolk's Open Space and Recreation Plan**, the commission recognizes that it is out of date, which prevents us from applying for grants. Cyndi asked if we would consider funding some recreation plans as well. And, we also need an updated map of the Town properties (which would be color-coded). John Weddleton, Conservation Commission, has suggested an all-inclusive Open Space Map including all of the above and the addition of all trail systems. Idea for vendors: Beals & Thomas and any suggestions from Janet DeLonga, Conservation Commission Agent. Dan Crafton, CPC member, has expressed an interest in being involved with this endeavor. The new Plan would be "updatable", in order to add more Town land as it becomes available. Suggestion that some of the GPS mapping could be done by volunteers.

Betsey Whitney asked about the status of the **Gray Property** on Marshall St. Cyndi Andrade clarified that our part was done, as it had been presented at Fall Town Meeting, had passed but was contingent upon Stony Brook receiving various grants---which they did not. Donna Jones of Stony Brook visited the meeting tonight to hear further information, if any. It is up to Audubon or the Gray family to approach CPC for a next step. It is not our role to approach the family at this point.

The final item on tonight's Agenda was **Stiviletta property** on Gold St. The item was tabled.

Meeting Adjourned 9:55 pm.  
Respectfully submitted,

Elizabeth L. Whitney (Clerk) \_\_\_\_\_  
For  
Michele Thoener