



**Community Preservation Committee Meeting
Agenda & Meeting Packet**

June 7, 2022

7:00 PM

Meeting will be held at the **Municipal Building**
2nd Floor, Council Chambers
355 East Central Street

A NOTE TO RESIDENTS: All citizens are now welcome to attend public board and committee meetings in person. Additionally, in an effort to maximize citizen engagement opportunities, citizens will be able to continue to participate remotely via phone OR Zoom. The meetings will also be [live-streamed by Franklin TV](#) and shown on Comcast Channel 11 and Verizon Channel 29.

- **Link to access meeting:** June 7, 2022 CPC Meeting [HERE](#) -- Then click "Open Zoom"
 - Or copy and paste this URL into your browser: <https://us02web.zoom.us/j/88271105515>
 - **Call-In Phone Number:** Call 1-929-205-6099 and enter Meeting ID # **882 7110 5515** - Then press #
-

Agenda:

1. Approval of Minutes
 - a. April 5, 2022
2. Community Preservation Master Plan v. 2
 - a. Resolution 22-36: FY23 CPA Reservations (Budget)
 - b. Resolution 22-37: FY23 CPC Appropriation of Capital Funds (Project Recommendations)
 - c. Resolution 33-38: CPC Appropriation of Funds - Debt Service Maple Hill Land

April 9, 2022, is the application deadline for projects.

Ms. Limitations of South Church

Mr. Hellen: possible use of

COMMUNITY PRESERVATION COMMITTEE

April 5, 2022

MINUTES

Members Present: Christopher Feeley, David McNeill, Lisa Oxford, Michael Giardino, Rick Power, Wayne Simarrian, Phyllis Messere-Malcom, Jeffrey Livingstone, Monique Doyle

Town staff also in attendance: Town Administrator Jamie Hellen, Head of the Recreation Department Ryan Jette

Chairman Christopher Feeley called the meeting to order at 7:00 PM

Approval of Minutes

The January 4, 2022, and the January 18, 2022, minutes were approved

Continuing CPC Business

Mr. Hellen: Presented a "Sketch Draft" of the Community Preservation Master Plan (2022-04-05 CPA PLAN Sketch Draft Version #1) and its four sections. The Sketch Draft is a living document and can be revised. The Sketch Draft provides an introduction and history to Franklin's CPC and the information of the purchase of the Maple Hill property. Currently, the DPW is assessing the Maple Hill purchase and the adjacent Metacomet land in preparation for public access and use. Various charts in the Sketch Draft provide anticipated revenue from town taxes and state funding. Charts also show how monies are divided among the three required CPA reserves: Open Space, Affordable Housing, and Historic Preservation. In addition, the Budgeted Trust reserve shows the remainder of funds in the CPC budget. Any funds not spent are sent to the reserve fund and remain in the CPC budget for upcoming projects. The state has not yet designated its yearly payout.

Approximately \$12,000 in administrative costs have been paid out: Playground Inspections of New England to estimate the cost to design the Nason Street Tot Lot and the town is waiting for a November assessment from the state; assessment of the Schmitt Farm; a field survey for land for affordable housing.

Going forward, approximately \$200,000 in Historical Preservation can be used for the Brick School. Affordable Housing can use 10% in FY22 and FY23 for Franklin Ridge.

Mr. Feeley: The CPC is required to allocate monies every year in the three required categories.

Mr. Hellen: Any monies not spent are carried over to the next fiscal year.

Mr. Hellen: Anticipated projects include preservation of town records, the cupola on the Museum, and the Nason Street playground.

Mr. Feeley: Is the 15-20 year estimate of the life span of the Nason Street playground accurate?

Mr. Hellen: Yes, to Mr. Feeley.

Mr. Hellen: Part 4 of the Sketch Draft is "fluid" in that it reflects public comments and priorities. Areas that are addressed are Fletcher Field (state funding may be allocated) and King Street Park with additional pickle ball courts. April 9, 2022, is the deadline for applications for projects.

In addition, the South Church is being offered to the public for purchase with limitations on restoration and use. The drawback to the property is its limited parking.

April 9, 2022, is the application deadline for projects.

Ms. Limitations of South Church

Mr. Hellen: possible use of

Mr. Livingstone: Questioned if a poll was taken asking Franklin residents why voters voted against the CPA. He speculated that some might be angry about the tax increase, but many would be positive because of the Maple Hill purchase

Mr. Hellen: Feedback about the CPA vote and tax increase might be expressed in a Citizen Satisfaction Survey; ICMA would generate a scientific random sample and then a town wide survey with a CPC question. Since such a survey would not be done for a few years, townspeople would be able to assess the CPC and its projects.

Maple Hill purchase may have soothed some the residents who objected to the tax increase

Mr. Livingstone: Referencing page 17 of the Sketch Draft asked who makes standards for signage.

Mr. Hellen: Signage questions will be answered at the later meeting and speculated on various agencies that might have input for signage. Vicki Earls from the Franklin Library informed Mr. Hellen that Dean Junior College is a federally recognized historic district as is the Town Common.

Mr. McNeill: Referenced page 12 of the Sketch Draft asked for clarification of the principle and interest payments for the Maple Hill purpose.

Mr. Hellen: The estimate for interest, projected at 3 1/2% for FY23, is \$137,000 which can change in FY24 if the interest rates change. The payout for FY24 is estimated to be \$212,000 which includes interest and principle. The bond to cover the Maple Hill purchase was bundled with other bonds taken out by the town.

Mr. Livingstone: Questioned the town's AA+ bond rating.

Mr. Hellen: The town is working to get a AAA bond rating which if it happens, will make borrowing easier this summer.

Mr. McNeill: Will the Maple Hill funding come out of just the Open Space fund, the Budget Reserve, or both?

Mr. Feeley: The CPC will use the 10% Open Space requirement and the Budget Reserve.

Mr. Rick Ciccone (audience): Asked about the bond rating and other towns that have AAA rating.

Mr. Hellen: Explained why other towns earned the higher bond rating.

Mr. Hellen: A comprehensive report about the Red Brick School is being compiled.

Mr. Simarrian: Expressed interest in the Red Brick School project.

Mr. Hellen: Phase 1 of the Red Brick School will address the exterior and Phase 2 will address the interior. Further information may be found in the Sketch Draft.

Mr. Power: Questioned the formula for CPA taxes.

Mr. Feeley: The surcharge, not tax, is recalculated every year based on the value of the house.

Mr. Hellen: The surcharge is based on the current year's evaluation minus \$100,000. If a home is valued for tax purposes at \$300,000, the CPA 2% surcharge would cover only \$200,000. That 2% surcharge is billed every quarter.

A motion to adjourn was made at 7:43 and the committee voted unanimously to approve.

Respectfully submitted,

Monique Doyle

Clerk, Franklin, MA, CPC



TOWN OF FRANKLIN

RESOLUTION 22 - 36

APPROPRIATION:

From FY 2023 Estimated Revenues for administrative expenses \$ 94,350

RESERVE ACCOUNTS:

From FY23 Estimated Revenues for Historic Preservation Reserve \$ 188,700
 From FY23 Estimated Revenues for Community Housing Reserve \$ 188,700
 From FY23 Estimated Revenues for Open Space & Recreation Reserve \$ 188,700
 From FY23 Estimated Revenues for Budgeted Reserve \$ 1,226,550

TOTAL REQUESTED: \$1,887,000

PURPOSE:

To see if the Town will vote to appropriate or reserve from the Community Preservation Fund annual revenues in the amounts recommended by the Franklin Community Preservation Committee for required reserve accounts and administrative expenses and other expenses in fiscal year 2023, with each item to be considered a separate appropriation.

MOTION:

Be It Moved and Voted by the Town Council that the sum of One Million Eight Hundred Eighty Seven Thousand (\$1,887,000) Dollars be appropriated or reserved as indicated above from the Community Preservation Fund annual revenues in the amounts recommended by the Franklin Community Preservation Committee in fiscal year 2023.

This Resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

Community Preservation Committee Action

Meeting Date: **06-07-2022** Vote: Recommended Amount: **\$1,887,000**

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



TOWN OF FRANKLIN

RESOLUTION NO.: 22 - 37

APPROPRIATION: FY23 Community Preservation Appropriation of Funds-Capital

TOTAL REQUESTED: \$905,000

PURPOSE:

To appropriate from Community Preservation available funds the following amounts, as recommended by the Community Preservation Committee, for community preservation projects in fiscal year 2023, with each item to be considered a separate appropriation:

<u>Source</u>	<u>Purpose</u>	<u>Amount</u>
Historic Preservation Reserve	Town Clerk Vault Records Preservation	15,000
Historic Preservation Reserve	Historical Museum Cupola	70,000
Historic Preservation Reserve	Red Brick School House - Exterior Preservation	200,000
Community Housing Reserve	Franklin Ridge Affordable Housing Project	320,000
Budgeted Reserve	Nason Street Tot Lot	300,000
		905,000

Community Preservation Committee Recommendation

Meeting Date: 06-07-2022

Vote:

Recommended Amount: \$905,000

MOTION

Be It Moved and Voted by the Town Council that the sum of Nine Hundred Five Thousand Dollars (\$905,000) be appropriated from the Community Preservation Reserves in the amounts and for the projects indicated above in fiscal year 2023, with each item to be considered a separate appropriation.

This Resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



TOWN OF FRANKLIN

RESOLUTION NO.: 22 - 38

APPROPRIATION: **FY23 Community Preservation Appropriation of Funds-
Debt Service Maple Hill Land**

TOTAL REQUESTED: \$271,489

PURPOSE:

To appropriate from the Community Preservation Open Space Reserve Fund the sum of \$271,489 to pay the annual Maple Hill Land Bond debt service.

Community Preservation Committee Recommendation

Meeting Date: 06-07-2022

Vote:

Recommended Amount: \$271,489

MOTION

Be It Moved and Voted by the Town Council that the sum of Two Hundred Seventy-One Thousand Four Hundred Eighty-Nine Dollars (\$271,489) be appropriated from the Community Preservation Open Space Reserve Fund to pay the annual Maple Hill Land Bond debt service.

This Resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

A True Record Attest:

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**