

1 *Community Preservation Committee*
2 **MINUTES OF THE July 17, 2023 MEETING and PUBLIC HEARING**
3 **Held Virtually using Zoom Online Software**
4

5 **Members Present:**

6 Nancy Heller, Chair
7 David Lescohier, Vice-Chair
8 John Spiers (remote)
9 Samuel Burrington
10 Blair Hines
11 Mini Kolluri
12 Joanne Sullivan

Members Absent:

Jenny Raitt
Clara Batchelor

13
14 **Staff:** Tina McCarthy
15

16
17 Ms. Heller called the meeting to order at 6:32 PM. Committee members introduced themselves to
18 the public. Ms. Heller reviewed the meeting process for the evening and opened the public hearing.
19 (8 in person attendees; 29 virtual attendees)
20

21 **Public Hearing:**
22

23 **CPA Plan Presentation-** Review of draft Community Preservation Plan.
24

25 Laura Smead presented an overview of the CPA program. She reviewed the project timeline.
26 She explained that the public hearing was the last element of the community engagement plan.
27

28 Jen Goldson reviewed project eligibility within the CPA program. Funding focuses on brick
29 and mortar projects, not educational programming. CPA funds cannot take the place of existing
30 items in the Town budget. Any real property acquired with the program would require a deed
31 restriction. The Town cannot enforce a deed restriction on its own property, so an outside
32 party must be used to hold any restriction on Town property. Private property can be funded,
33 but there must be a demonstrated public purpose- an access easement or deed restriction, for
34 example.
35

36 Ms. Goldson reviewed the meaning of “community housing”, which was defined as 100% of
37 AMI for the CPA program. The housing funding category restricts use of funds for
38 rehabilitation - no capital improvements, or code compliance (unless the units were created
39 with CPA funds). The “Preserve” category could be used to buy an affordable housing deed
40 restriction or repair a roof that was actively leaking.
41

42 She went on to discuss use of funds for Historic Preservation. Historic Resources must be
43 listed on the State Register of Historic Places or obtain a local determination from the
44 Preservation Commission. Documents and artifacts are not listed on this register, so they
45 would require a vote to obtain significance and become eligible for funding. There are no
46 “Create” or “Support” categories for Historic Preservation funds. Property or deed restrictions

47 may be purchased. All work funded must comply with the Secretary of Interior’s Standards.
48 She explained the meaning of “maintenance” with an example about painting: Is painting
49 maintenance or rehab? If there was a regular schedule; it would be considered maintenance. If
50 the scope were larger than painting, as a part of repair and a larger project, then the painting
51 could be included in the project. Rehab means “bring up to code” in the Historic Preservation
52 category. Archeology projects are eligible for funding.
53

54 She explained that Open Space funding eligibility included water resources, agriculture and
55 scenic vistas. Buildings could be removed to create open space. Outdoor Recreation funding
56 includes community gardens, trails, parks, playgrounds and athletic fields. Artificial turf and
57 indoor recreation venues such as stadiums or gymnasiums are prohibited. Land may be
58 purchased or deed restricted in this category as well.
59

60 Many communities combine multiple categories in one project. Land may be purchased with
61 CPA funds without a designated purpose. Studies can be done after to determine the best use
62 of the property.
63

64 (10 in person attendees; 38 virtual attendees)
65

66 Laura Smead reviewed the community engagement conducted for the Community Preservation
67 Act Plan. The Charette pom-pom activity saw relatively even distribution across the
68 categories, but Community Housing and Open Space received the most poms (votes).
69

70 Goals and policies for Brookline CPA program were reviewed. Climate resilience,
71 sustainability, diversity, equity and inclusion were special project elements that would be
72 prioritized through the application process. Also, multi-category projects would be preferred.
73 Ms. Smead reviewed specific goals in each of the funding categories.
74

75 **Public Comment:**
76

77 Sean Lynn Jones (in person)- Introduced himself as a resident of 53 Monmouth Street, a Town
78 Meeting Member in Precinct 1 and President of the Greenspace Alliance. He appreciated the efforts
79 of the Committee on the Plan so far. He focused his comments on open space and recreation goals.
80 He noted that if votes for recreation were included, the open space funding category as a whole may
81 have had a majority of the poms at the Charette. He hoped that all categories would receive roughly
82 equal funding allocations. He noted that increasing population through additional housing would
83 require additional amenities to provide the same quality of life to all residents. Between 73 and 105
84 acres was a goal mentioned in the Open Space Plan; but the population total was quite a bit
85 underestimated when these numbers were created. Within the category, he hoped land would be
86 acquired for open space, active and passive recreation. No existing funding is dedicated to this
87 purpose. The plan should prioritize pocket parks and street trees in existing neighborhoods. These
88 are small investments that vastly improve neighborhood conditions and quality of life.
89

90 Deborah Brown (in person)- Introduced herself as a Brookline resident and board president for
91 BCDC, who’s mission was to provide adequate affordable housing. She focused her comments on
92 housing, but expressed appreciation for the other categories. Spoke about the under-investment in
93 affordable housing, and the impacts on residents. She thought that housing was a basic and critical

94 aspect shaping people’s lives. Called for creativity to allow seniors to age in place. Greenspace
95 should be a part of every redevelopment proposal. Asked that the Committee dedicate 30% of the
96 total funds to Community Housing. Spoke about the leverage capacity in the housing category, for
97 CPA to bring additional dollars into the community. Emergency housing assistance was another area
98 of great need in the community.
99

100 Ms. Heller asked speakers to hold to a 5-minute time limit.
101

102 Ms. Brown continued to discuss the need for an equity lens for CPA projects. The Town had signed
103 on the Government Alliance for Racial Equity, and therefore the CPA program was an opportunity
104 for greater outreach in the community. She asked the committee to develop measurable goals and
105 figure out how to increase equity for under represented groups.
106

107 Anthony B (in person)- Introduced himself as a Town Meeting Member in Precinct 17. Would like
108 to support housing affordability, especially among fixed income seniors, emergency rental
109 assistance. The housing stability department needed a funding source and the CPAC should commit
110 some funding. He also advocated for a 30% funding minimum for the housing category.
111

112 Ruth Ann Snyder, Brookline Resident (in person). She asked if the Town could use CPA funds to
113 purchase 370 Washington Street.
114

115 Mr. Hines (in person), a member of the Planning Board, spoke about traffic safety and bike paths.
116 He asked if trees and bike paths could be funded as an addition to street projects? Ms. Goldson
117 replied, probably not. The purpose needs to be for the category purpose. Not for beautification, but
118 for open space or recreation. These details need to be present for the project to be funded.
119

120 Anthony asked for the results of the survey. Ms. Smead explained the location of that information
121 in the appendix of the CPA plan.
122

123 Arleen Hill (virtual)- Live in state public housing in town. The windows can’t be opened, hope they
124 can be fixed. She mentioned other issues, and the desire for more community garden space. She
125 explained the difficulties for people on fixed incomes.
126

127 Carol Caro (virtual)- Precinct 17 resident. Asked about eligibility for restoration of the boardwalks
128 at Halls Pond? Ms. Goldson replied that they would be eligible, as they enable public use of the
129 recreation area. Repair, restore or replace them.
130

131 Naomi Sweitzer (virtual)- Town Meeting Member Precinct 10. Thanked the committee for their
132 work. Spoke about the demographic section of the report. The results were typical for Brookline,
133 white, middle aged home owners. She understood the difficulties in getting community engagement
134 responses, but thought that more could be done in the future. She volunteered to help and mentioned
135 the recent AARPA community engagement process. Equity goals were important; racial equity
136 rubric developed for the ARPA process may be helpful. Would like to have an advisory
137 subcommittee to bring in wider participation and focus on these sustainability and equity goals.
138 Wanted the housing goals to be more specific and measurable. Open space had metrics from its
139 planning documents; bring in these goal numbers for housing.
140

141 Susan Cohen (virtual)- BHA Commissioner, Boston Workers Circle and Boston JBIO Housing
142 Justice campaign. Deep need for preservation of existing affordable housing, for life-safety repairs.
143 Focus on public housing will support the objectives of the Plan’s housing priorities. Brookline public
144 housing is very diverse and allows these groups to continue to live in Brookline. Rehab is
145 sustainable, makes the best use of an existing resource.

146
147 David Rockwell (virtual)- Greater Boston interfaith organization and the Brookline food pantry. He
148 also supported the use of funds for public housing preservation. CPA funding could be very
149 beneficial in the funding of affordable housing; he advocated for spending a minimum of 30% of
150 CPA funds on housing.

151
152 Rhea Paul (virtual)- 28 James St resident and Greater Boston interfaith Organization, working in
153 housing justice. She asked that funding focus on public housing. Urged creation and preservation
154 of affordable housing as a top CPA priority. Preserve the existing stock of affordable housing,
155 especially troubled BHA units.

156
157 Bonnie Bastien (virtual)- Town Meeting Member Precinct 5 and Brookline renter. Spoke of the
158 Office of Housing Stability and encouraged the use of CPA funds for developing this program. She
159 also supported BHA existing unit preservation. She spoke of the challenges for renters, and the need
160 for links to resources- lawyers and other support.

161
162 David Brick (virtual)- resident of Aspinwall Hill. Former subsidized housing resident, then BHA
163 resident. Grateful for those programs but also spoke in favor of open space funding. He spoke of
164 the critical role of green spaces in his mental health while living in public housing.

165
166 Mary Kantz (virtual)- Brookline resident, lives near veterans housing on Cypress and High. Wanted
167 to preserve the housing and enhance the grounds. Prioritize recreation and open space around public
168 housing.

169
170 A. Mattison (virtual)- Precinct 5 resident. Prioritized open space for sustainability and equity. Spoke
171 about the deficit in per-person access; never had a source of funding to acquire open space, CPA is
172 an opportunity to provide funds. Mentioned Allendale farm as a long-term priority. Requested an
173 ongoing land trust appropriation, to accumulate money for the purpose. Asked to expand the
174 minimum amount of Open Space funding as two categories share one funding stream.

175
176
177 Ms. Heller asked the Committee for any comments on the plan or public remarks and closed public
178 comment. Ms. Heller asked about Historic New England’s deed restriction program. Ms. Goldson
179 confirmed that Historic New England holds deed restrictions for homes in many communities, mostly
180 for very historic homes; their criteria is specific.

181
182 Mr. Lescohier stated that the next step was for proponents to put together proposals. Town
183 departments, advocacy groups and nonprofits; funding would follow proposals. Ms. Heller added
184 that there was 6.5 million dollars in the current fund, but the fund has been accumulating for years.
185 Going forward people could expect about 3 million a year.

186
187 Ms. Sullivan thanked the participants in the public hearing. She spoke about the costs and multiple
188 funding streams for housing projects, and asked people to keep that in mind.

189
190 Ms. Kolluri thanked the public for their comments.
191
192 Mr. Burrington asked applicants to consider all the funding categories and to submit interdisciplinary
193 applications.
194
195 Ms Heller concluded the Public Hearing at 8:28 PM.
196
197
198 **Public Meeting:**
199
200 Mr. Spiers left the meeting.
201
202 **Approval of minutes-**
203
204 Mr. Lescohier moved to approve the minutes of 6/12 and 6/26. Ms. Sullivan seconded the
205 motion.
206
207 Samuel Burrington- yes; David Lescohier- yes; Blair Hines- yes; Nancy Heller- yes; Mini Kolluri-
208 yes; Joanne Sullivan- yes.
209
210 **Public Comment for items not on the agenda-**
211 None
212
213 **Review of full-time staff job description (if available)-**
214
215 The description was not available. Human Resources needed to complete its review but the
216 Select Board had already voted to approve the authorization to hire.
217
218 **Other Business-**
219 None
220
221 The meeting adjourned at 8:34 p.m.
222