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Community Preservation Committee
MINUTES OF THE August 3rd, 2022 MEETING
Held Virtually using Zoom Online Software

5 **Members Present:**

6 Samuel Burrington
7 Jenny Raitt
8 Clara Batchelor
9 John Spiers
10 David Lescohier
11 Nancy Heller
12 Mini Kolluri
13 Blair Hines

5 **Members Absent:**

6 Joanne Sullivan

15 **Staff:** Tina McCarthy

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17

Ms. McCarthy, committee staff, opened the meeting and called for the election of officers.

18
19 **Election of Officers:**

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21 Ms. Batchelor nominated Nancy Heller as Chair, David Lescohier as Vice Chair, due to their
22 experience with the Community Preservation Act adoption. Ms. Raitt seconded the nomination.

23
24 **Vote:**

25 Mr. Lescohier-yes; Mr. Burrington-yes; Mr. Spiers-yes; Ms. Batchelor-yes; Ms. Heller-yes; Ms.
26 Kolluri-Yes; Mr. Heins-yes; Ms. Raitt-yes

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28 **Minutes:**

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30 Ms. Heller called for the review and approval of minutes. Mr. Lescohier moved to approve the
31 minutes of July 30th. Ms. Raitt seconded the motion.

32
33 **Vote:**

34 Mr. Lescohier-yes; Mr. Burrington-yes; Mr. Spiers-yes; Ms. Batchelor-yes; Ms. Heller-yes; Ms.
35 Kolluri-Yes; Mr. Heins-yes; Ms. Raitt-yes

36
37 **Public Comment:**

38
39 Sean Lynn Jones- Introduced himself as a Town Meeting Member Precinct 1; also of the Brookline
40 Greenspace Alliance. He advocated for a balanced allocation of funds between the funding
41 categories. He also encouraged the Committee to make progress quickly and not too long
42 Community Needs Assessment. Suggested that the Committee look at unfunded ARPA applications
43 for possible projects, and buying trash cans for the parks.

44
45 **Budget**

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47 Ms. McCarthy presented slides regarding the CPA budget.

48
49 Ms. Heller explained that the discussion of the allocation amounts should take place. Mr. Lescohier
50 explained the numbers further. Ms. Heller expressed concern about the 2% admin allocation, asked
51 for 5% to fund a consultant for the Community Needs Assessment. Mr. Lescohier stated that 5% is
52 \$187,250. Ms. Raitt asked about the existing planning context. Ms. Heller suggested studying the
53 existing plans; Ms. Batchelor added that Stuart Saginor had recommended this. Mr. Lescohier
54 recalled that Mr. Saginor also recommended a thorough community needs study. Ms. Kolluri
55 reinforced Ms. Batchelor's comments.

56 Mr. Spiers supported the shift from 2-5% for administrative expense. Spoke in favor of robust
57 community process, and mentioned that Historic Preservation has no plan and has done no
58 community engagement. Mr. Hines asked if there might be a middle path and suggested that the
59 boards and commissions could present their needs to this board. He expressed concern about timely
60 progress and disappointing people. Mr. Lescohier thought Blair's suggestion to hear reports from
61 each board would be a good idea and also supported a consultant.

62
63 Ms. Heller called for a vote on the allocations, starting with the administrative allocation. Mr. Hines
64 made a motion for 5% to be allocated for administrative costs. Mr. Spiers seconded the motion.

65
66 Vote:

67 David Lescohier-yes; Sammuell Burrington-yes; John Spiers-yes; Clara Batchelor-yes; Nancy
68 Heller-yes; Mini Kolluri-Yes; Blair Hines-yes; Jenny Raitt-yes

69
70 Ms. Heller turned to the 3 major categories and asked if anyone had an objection to 10% in each
71 category. Ms. Raitt supported 10% until the planning process could be completed. Ms. Kolluri
72 agreed. Ms. Raitt moved to set the three reserve categories-housing, open space and historic
73 preservation at 10% of the total budget. Mr. Burrington seconded the motion.

74
75 Vote:

76 David Lescohier-yes; Sammuell Burrington-yes; John Spiers-yes; Clara Batchelor-yes; Nancy
77 Heller-yes; Mini Kolluri-Yes; Blair Hines-yes; Jenny Raitt-yes

78
79 Ms. Heller began discussion about the Warrant Article. Mr. Hines raised the preference for equity
80 in the overall strategy for CPA. MS. Heller supported this idea. She read the proposed article for
81 the members. She explained that the WA should be broad in scope, including everything that the
82 Committee may possibly do. It may be amended to remove items, but may not be added to once
83 filed. She noted that the administrative amount and budgeted general reserve must be adjusted based
84 on the 5%. Members expressed concern about the exact numbers, but Mr. Lescohier explained that
85 the TM numbers are always estimates and the balanced are returned to the CPA account. Ms. Heller
86 asked the percentages be listed on the Warrant Article. Mr. Lescohier noted that this information
87 may also be in the explanation, which must be submitted.

88 Mr. Lescohier moved to adopt the warrant article subject to revisions by Melissa or Tina on numbers.
89 Ms. Raitt suggested an amendment the "committee shall appropriate" 5%, 10%, as appropriate, to
90 make it clear. Ms. Heller asked if this is OK by Town Meeting Warrant Article rules. She preferred
91 to leave the decision up to Melissa. Ms. Raitt seconded with the amendment, if possible. Mr.
92 Lescohier accepted the amendment.

93
94 Vote:

95 David Lescohier-yes; Sammuel Burrington-yes; John Spiers-yes; Clara Batchelor-yes; Nancy
96 Heller-yes; Mini Kolluri-Yes; Blair Hines-yes; Jenny Raitt-yes

97

98 **Vote to join the Community Preservation Coalition:**

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100 Members valued the resource and supported membership. Mr. Burrington moved to join the
101 Community Preservation Coalition. Mr. Hines seconded the motion.

102

103 Vote:

104 Mr. Lescohier-yes; Mr. Burrington-yes; Mr. Spiers-yes; Ms. Batchelor-yes; Ms. Heller-yes; Ms.
105 Kolluri-Yes; Mr. Heins-yes; Ms. Raitt-yes

106

107 **Community Needs Assessment & CPA Plan Development:**

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109 Ms. Heller opened discussion about developing the Community Preservation Act plan. Mr. Hines
110 explained the current in progress status of the rt 9 visioning plan from 2015. Nancy suggested
111 everyone on the committee take a plan to review and report back. Ms. Raitt wondered if the
112 committee could start with developing the scope for the consultant. Ms. Batchelor thought that
113 reviewing the reports would narrow down the scope for the consultant.

114 Ms. Kolluri supported the framework that Watertown used and supported the Committee reviewing
115 the existing reports. She recommended 2-person teams on 2 plans perhaps, collaborating; Mr. Hines
116 agreed.

117 Mr. Spiers agreed with the idea to form a subcommittee to develop the scope of the consultant RFP.
118 He recommended hearing from the various Commissions that deal with these issues, or maybe
119 planning staff.

120 Ms. Batchelor thought that the board representatives could be responsible for creating summaries,
121 running it by staff and then bringing it to the committee. Ms. Raitt volunteered to chair a
122 subcommittee to start drafting a consultant scope.

123

124 Town Plan Reviews by Board Members:

125

126 Mr. Hines- Strategic Asset Plan, Climate Action Plan.

127 Ms. Raitt- Strategic Asset Plan & Housing Production Plan

128 Ms. Sullivan- Housing Production Plan

129 Ms. Kolluri- Perspectives & Opportunities for Brookline's Commercial Areas

130 Ms. Batchelor- Open Space and Recreation Plan & Athletic Fields Needs Assessment

131 Mr. Burrington- Open Space and Recreation Plan, Urban Forest & Climate Action Plan

132 It was suggested that all members look at the Comprehensive Plan.

133 Mr. Spiers- will discuss the lack of a Preservation Plan with the Preservation Commission

134

135 Ms. Heller asked that Ms. Raitt chair a subcommittee to develop the scope of the consultant's work-
136 Mr. Lescohier & Mr. Spiers agreed to serve on the subcommittee.

137

138 **Next Meeting:**

139 Ms. McCarthy asked Committee members to email their availability, and agreed to schedule the next
140 meeting in September and work toward a regularly scheduled meeting.

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143 The meeting adjourned at 8:26 p.m.