

**MILLIS COMMUNITY PRESERVATION COMMITTEE
MINUTES
SEPTEMBER 29, 2022
Room 229 Veterans Memorial Building, 900 Main St., Millis, MA**

The public hearing was opened at 7:03 p.m. with notice being read by Mr. Maltinsky, Chair.

Members present: Nathan Maltinsky, Chair
 David Baker
 Alan Handel
 James McKay
 Ellen Rosenfeld
 Catherine MacInnes, FinCom Liaison

Members absent: Wendy Barry, Treasurer
 Mary-Ellen D'Espinosa
 James Lederer
 Pamela Rheaume-Mustard

Also present: Lisa Hardin, 56 Walnut St.

Mr. Maltinsky welcomed all to the annual televised meeting of the Community Preservation Committee, a committee formed after the passage of the Community Preservation Act adopted at Town Meeting in May 2006. Mr. Maltinsky explained the property tax surcharge, state matching funds, and how the funds are to be used:

- Open Space Preservation/Land for Recreational Use
- Creation of Community Housing
- Historic Preservation

The CPC's purpose, Mr. Maltinsky said, is to review all written project proposals on a "case by case" basis and (1) vote to approve or reject projects for submittal to Town Meeting and (2) review the needs of the Town and make recommendation for the use of CPA funds. Mr. Maltinsky encourages any resident and/or organization to submit proposals for the CPC to review.

Mr. Maltinsky summarized the previously approved projects by the Community Preservation Committee. He highlighted the two CPC-funded projects for 2022: Oak Grove Farm Trail Improvements, \$16,900.00 in funding, and Sound Mitigation of the Pickleball Courts, \$21,035.16 in funding.

Mr. Maltinsky presented the funding status for the various accounts in the Community Preservation "buckets." He provided an update on the budget and amounts of funding available from each account: Open Space, Historic Resources, Community Housing, Budgeted Reserve, and Undesignated Fund Balance. Mr. Maltinsky summarized the Community Preservation Act taxes received and state matched funds.

On a motion made by Ms. MacInnes, seconded by Mr. Baker, it was voted unanimously to close the public hearing portion at 7:15 p.m.

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“Save Rocklawn” Project Proposal - Discussion

Lisa Jane Hardin

Ms. Hardin presented her proposal for funding to purchase the Rocklawn building (Van Kleeck mansion) at 270 Exchange Street. The property is currently on the market, she said, and she feels strongly that the Town should purchase the property to preserve its historic value. Ms. Hardin provided photographs and a history of the property, “a unique Queen Anne Victorian building.” According to Ms. Hardin, time is of the essence and the Town should act promptly. Ms. Hardin stated that the property is on the market for 1.25 million dollars. She is seeking 1.25 million (\$50,000.00 per year for a 30-year loan) and if the CPC cannot fund that amount by bonding, she will seek other funding sources in addition to whatever the CPC would allow. Currently, she said, there are no plans in place for what the building would be used for.

Ms. Hardin stated that the proposal will be on the warrant for Town meeting due to a Citizen’s Petition filing, however, the funding sources have not yet been determined.

Mr. Baker and other Committee members agreed that more information would be needed prior to any vote being taken by the CPC. Other funding sources need to be determined, along with renovations/repairs costs and operating costs, along with ideas for how the building will be used. Mr. Maltinsky stated that there are too many unknowns and not enough information at this time for the CPC to take a formal vote. Further discussions need to be held.

On a motion made by Mr. Baker, seconded by Mr. McKay, it was voted unanimously to table the discussion for a future meeting when more information can be provided.
(Note: Ms. Hardin withdrew the article from the warrant as the property was being sold.)

Other Business:

FY23 Signatories

On a motion made by Mr. Baker, seconded by Mr. Handel, it was unanimously voted pursuant to MGL Chapter 41, Section 41 to authorize *either* Mr. Maltinsky or Mr. McKay to sign/approve Community Preservation Committee payroll and to sign/approve Community Preservation Committee bills.

Minutes

On a motion made by Mr. Baker, seconded by Mr. McKay, it was voted unanimously to approve the meeting minutes of April 28, 2022, as written.

Adjourn

There being no further discussion and on a motion made by Mr. Baker, seconded by Mr. Handel, it was voted unanimously to adjourn the meeting at 8:10 p.m.

Respectfully submitted,

Camille Standley, Administrative Assistant