

Community Preservation Committee- June 5, 2025, Washington Room, Town Hall and via Zoom

Attendance-Roll Call: Ronald Lum, Bruce Fleischman, Mary West, Town Council Rep. Kevin O'Connell, Alexandra Alexopoulos, were in Person; no members were on via Zoom. Marcell Robateau and Tom Fisher were absent. Secretary Kristin McDonald also in person.

At 6:11 pm

Chairman Lum did a quick review of the two applications received for those members not present at the last meeting.

Housing Coordinator- Michelle Tyler, Town Planner and Brian Howard, Town Manager are looking for \$62,268 to hire a Housing Coordinator to be followed by Ms. Tyler or Mr. Howard. This person will help the Town track and maintain the Town's 40B numbers and make reports to the proper State and Federal agencies. This project would be funded for one year to start. Ms. West asked if this type of position has been vetted with the Town and the State CPA Coalition. Chairman Lum indicated that yes it has, the Town Manager is in favor of this position. There have been other communities which have funded a similar position with CPA funds. This Board did fund a Shared Housing Coordinator last year. However, our fee was increasing since several communities dropped out of the group; as a result, Randolph has left the program as well. It is possible this position will come back for future funding. Councillor O'Connell asked where Randolph stands for meeting the required 10% 40B number. Chairman Lum reviewed the application and Ms. Tyler pointed out that Randolph has dropped to 9.84%, 1,268 are subsidized units, 12,885 are year-round housing units, and 1,272 are development units. There is a need to have a person dedicated to overseeing this inventory, currently no person or department watches this. There was a letter received recently that was indicating the Town lost another property from the 40B list. It came into the Town Clerk's Office. The letter will be forwarded to Chairman Lum as the Building Commissioner and Ms. Tyler as the Planner for further review. Hopefully we can fund someone that can fit this specific skill set for the salary being offered.

Mr. Fleischman motioned to accept the application from Town Planner Michelle Tyler to hire the position of Housing Coordinator for a 1-year term, not to exceed \$62,268, to come from the Housing Account, second by Ms. Alexopoulos. Hearing no discussion, Chairman Lum called for a vote, all members voted 5-0 in favor of accepting the application with the funding to come from the Housing Account.

The second application is for Stetson Hall Interior Painting by Henry Cooke and the Stetson Trustees. Mr. Lum gave a brief description. This is a straight forward application, that is to repair and repaint the first-floor hallway and stairways, and the second-floor great hall and balcony, including walls, doors, and all wood trims. Mr. Cooke did reach out to get quotes and the work came in around \$36,389. Mr. Cooke decided to put in for \$40,000 to give the project a cushion and monies for the bid and advertising. Mr. Cooke was not present at the meeting, but members did not have any questions. **Ms. Alexopoulos motioned to approve the application for Stetson Hall Interior Painting not to exceed \$40,000 to come from the Historic Preservation Account, second by Ms. West. Chairman Lum hearing no discussion, called for a vote. All members voted 5-0 in favor of accepting the application.**

Secretary McDonald mentioned that open projects were discussed at the previous meeting. Members and Chairman Lum would like to wait until the meeting with Stuart Saignor from the State CPA Coalition

to decide which projects to pull back and close. Mr. Saignor is available to come meet with the Board in July or August. He has availability July 24th, any night the week of July 28th; any night the week of August 4th or August 11th. Members will look at their calendars and get back to the Secretary regarding what works for them and she will reach out to Mr. Saignor. Chairman Lum explained what is going on for new CPC member, Councillor O'Connell. Throughout the years we have funded projects and included extra funding to maintain the project going forward instead of having the applicant come back every year. Apparently, this is not the proper method. When Mr. Saignor comes, we can have him review projects and decide how to move forward. Discussion followed about what maintenance and projects can be done; it was helpful to have extra funding available and if the Members would approve a project without knowing how the project will be maintained in the future. Mr. Fleischman shared the list of all open projects with Mr. O'Connell.

The next step will be for a report with the CPC's recommendations to be brought to the Town Council for approval.

Ms. Alexopoulos motioned to adjourn the meeting at 6:30 pm, second by Mr. Fleischman. Hearing no discussion, Chairman Lum called for a vote. All members voted 5-0 in favor of adjourning.

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