

**Meeting Minutes of the
Town of Dennis
Community Preservation Committee
April 13, 2023 - 7pm
Prue Meeting Room**

RECEIVED BY: 
**Dennis Town Clerk's Office
May 23, 2023 @ 8:30 a.m.**

This meeting took place both in person at Dennis Town Hall and remotely via conference phone pursuant to the law signed by Governor Baker on June 16, 2021 - An Act Extending Certain COVID-19 Measures Adopted during the State of Emergency, which includes an extension, until March 31, 2023, of the remote meeting provisions of his March 12, 2020 Executive Order Suspending Certain Provisions of the Open Meeting Law.

Members Present: Chairman Chris Foley, William Clark, William Collins, Henry Kelley, Cynthia Stead and Brad Bishop; Chris Lambton via Zoom

Members Not Present: Frank Dahlstrom and Jeff Treiber

Call to Order and Declaration of a Quorum, Meeting Participation Statement and Recording Statement

Chairman Foley called the meeting to order at 7pm and read the meeting participation and recording statements.

Review of Habitat Documents

a. Grant Agreements

Chair Foley explained that Habitat for Humanity has asked that the document titled “Regulatory Agreement and Declaration of Restrictive Covenants” not be executed until after town meeting, because the town needs to vote on the septage requirements for the lot and the action of the town will determine the buildings they can put on the site.

Mr. Kelley reminded the members that the site of 401 Setucket Road requires an additional septic area in order to qualify for the proposed construction. Nearby, across Setucket Road close to Acorn Road, there is a Town owned lot which can not be built on itself, but the septic rights of that lot can be connected with the Habitat proposed site and then Habitat could use those credits for the project's septic needs. The Town must convey the septic rights to Habitat and that will be presented at Town Meeting.

Chair Foley noted that the document has been reviewed by Town Administration Habitat’s Council and Town Council and he recommends holding off on any action until after Town Meeting.

In regard to the Grant Agreement (April 13, 2023), the agreement has been modified recently by Town Council, Habitat’s Council and reviewed by Town Administration. There were no additions or deletions suggested by the members.

Mr. Kelley suggested that if there was a foreclosure on the mortgage that the septic credits should also be returned to the Town. Mr. Lambton said he would inquire about that at the next meeting tomorrow morning.

Mr. Bishop made a motion to approve the Grant Agreement as written. Mr. Collins seconded the motion and via roll call vote, all members voted in favor; 7-0-0.

In response to Mr. Kelley's question regarding the leftover use of the empty lot, Mr. Lambton said that issue has been discussed and he believes it will likely have a conservation restriction placed on it. However, he will follow up on that at tomorrow morning's meeting as well.

b. Mortgage and Security Agreement

Chair Foley said there were no significant changes from the previous draft.

Mr. Kelley noted that Habitat can not engage in another mortgage without approval from the Town.

Mr. Clark made a motion to accept the Mortgage and Security Agreement as written. Ms. Stead seconded the motion and via roll call vote, all voted in favor; 7-0-0.

c. Promissory Note

Chair Foley noted that the only change was that the paragraphs were re-numbered.

Ms. Stead made a motion to accept the Promissory Note as written. Mr. Collins seconded the motion and via roll call vote, all voted in favor; 7-0-0.

d. Regulatory Agreement

Chair Foley suggested again that this not be acted upon until after Town Meeting. The action of the meeting will determine the buildings Habitat can put on the site.

Review of Legal Expenses

None to review.

Review of Outstanding Grants

Deferred until the next meeting.

Review and approve of Minutes 3-23-2023

Mr. Collins made a motion to approve the minutes as presented. Mr. Clark seconded the motion and all voted in favor; 7-0-0.

The meeting was moved to be adjourned at 7:46 pm by Mr. Bishop and seconded by Mr. Clark. All voted in favor; 7-0-0.

**Respectfully submitted,
Amanda Lapierre
CPC Coordinator**

Documents Reviewed and Available Upon Request
Community Preservation Act Grant Agreement
Mortgage and Security Agreement
Promissory Note
Regulatory Agreement
Meeting Minutes March 23, 2023