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## COMMUNITY PRESERVATION COMMITTEE

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Wednesday, January 10, 2024 at 7:00pm  
Select Board meeting room, Town Hall  
Open session

**Members Present:** John Kemmett, Diane Cohen, Adam Valachovic, Phil Clemons, Karen Howes-Duclos, Allan Clemons

**Members Absent:** Michael Jones, Tom Hickey, Paul Cerra

**Others Present:**

### I. CALL TO ORDER

*Mr. Kemmett called the meeting to order at 7:04pm.*

### II. CHAIRPERSON UPDATE

- a) Updated project report & reserve balances

*"Not on the table."*

- b) Bonney Hill Trail invoices (4) – need signatures

*"Signed"*

- c) CP-2 Update / Budgeting

*DIANE read the line but no comment or content was spoken of this.*

### III. APPROVE MEETING MINUTES

- 1. December 2023 minutes (vote)

*DIANE "no minutes taken skipping this item"*

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, to approve the minutes as presented. **Voted 0 - 0**

### IV. OLD BUSINESS

a.) Updates on Existing CPA Projects

1. Camp Kiwanee North End Cabins

*“no updates on camp”*

2. Bonney House Rehabilitation

*SPEAKER 1 “called the town manager about the restitution on the vandalizing of the Bonney House originally 20k and the court reduced it to 10k. supposed to be paid by the first of the year (but wasn't) one of the individuals involved has paid the 5k to the town, however the other individual responsible has not paid yet. So was going to say the town paid money to have it boarded up and Laura got something squared away for the repair to the storm windows. The money should be used for the repairs of the Bonney House and what ever is left over should be spent on other window repair and maintenance. Also contacted Stuart on painting the exterior trim on the house. Stuart said payment is allowed as part of the original project. Repainting on a later date is considered maintenance and not allowed. Has a painter lined up and would like the “ok” to have him start the painting of the exterior trim “weather permitting” JOHN: speak to Tom Hickey before hiring a painter. Without talking to Tom and getting approval from us we can't guarantee you're going to get paid if you expend those funds. So again, speak to Tom Hickey.*

*DIANE: Question did Stuart tell you that you it has to be a certain painter that uses a certain paint for historical houses?*

*SPEAKER 1: It has to be a painter that works on historical buildings?*

*DIANE: I am not sure that's why we are asking you to check with Tom. We want to make sure we are following the rules and by laws.*

*SPEAKER 1: He says he didn't see anything stating that, but he will check with Tom Hickey.*

3. Thomas Mill Conservation Restriction

*PHIL” Every couple of weeks we have communication with wild lands trust who assured Phil that they routinely remind the state agency that we need the Thomas Mill CR to be approved we had submitted long ago. The issue is simply work load and we were told in December 2023 that there are a number of projects that were date sensitive on there agenda. Phil asked if they could commence work on ours as soon as January 2<sup>nd</sup>. Awaiting updated status since that conversation.*

*2<sup>nd</sup> thing is a potential open space land purchase promoted by owners that would be beneficial to enhance the Bay Circuit Trail town property.*

*Handful of items such as price that are unknown. Looking to put together a Form A and B for next meeting. JOHN "Yes put the component together and have in email version." PHIL "town planner is involved and everyone is trying to gather the details." JOHN "I believe the site has been surveyed. Trouble I see is timing."*

4. PCH Park Engineering Plan  
*"no information on it at this time"*
  5. PCH Trail Grant match  
*SPEAKER 1 "My understanding is that all the Trail Grant Match funds were approved by this committee, the last few bills are clearing and documentation of volunteer hours have all been taken care of. We await the states approval of what has been submitted."*
  6. Historical markers  
*DIANE "Has the historical commission taken this over for Theresa? Are they proceeding with it does anyone have any idea? No one knows"*
  7. HMS Soccer / Football fields  
*"Preparing article to be ready for town meeting"*
  8. Sleeper property Conservation Restriction
  9. Historic Map Restoration  
*DIANE "Still waiting for it, but was told it should be ready in January"*
  10. Cranberry Cove landscaping  
*SPEAKER 1 "By informal inspection it looks excellent. Whatever the budget and official status is he doesn't have. DIANE "I will call in on that. There is concern with the health of the pond potentially the hydroseeding affect it. We want it to be safe for people to be swimming in it this summer. SPEAKER 1 "It will be monitored closely the hydroseed flow is away from the pond."*
- b.) Update on Hanson Housing Authority LZ Thomas Part B applications?  
*DIANE "we don't have anything"*
  - c.) Update on Gatekeeper's Cottage Part B application? (Part A accepted July 2022)  
*DIANE "we don't have anything"*
  - d.) Project forecasting  
*PHIL "facts being developed as we speak"*
  - e.) Hanson CPC Surcharge Discussion  
*JOHN "We don't need to discuss tonight, its something for a full discussion. SPEAKER "Create a Q&A on CPC Surcharge or make a press release." PHIL "maybe reach out to the new treasure collector to see if an insert explaining the CPC surcharge could be sent out with the next tax bill."*
  - f.) Policies and procedures for paying invoices

*PHIL “Still working on it”*

**V. NEW BUSINESS**

- a) Part B Application from Park & Fields for HMS Field Project Part 2  
*“That is that”*
- b) Mass Housing’s ‘Planning for Housing Production Grant’- CPC support letter?  
*“Support letter will be written by John Kemmett, and proofread by Diane or Laura”*
- c) Future binder addition? – Housing Production Plan, Tom’s current project warrant article document  
*JOHN “My plan was to give Paul my book, however Shirley gave him one. He has one but no one has heard back.”*
- d) Dept of Interior standards for historic properties / incorporation into application  
*JOHN “Tom is working on that”*
- e) Updating of 2016 Community Preservation Plan  
*JOHN “the plan needs to be updated, nothing has been done yet. We don’t have the money until after July 2024. Goes back to warrant article need to clarify the 5% has to speak with Eric. DIANE “and that goes directly into administrative funds which then can be spent on research or anything else.”*

**VI. NEXT MEETING**

*February 7<sup>th</sup> or 21<sup>st</sup>. John will circle back with everyone to confirm next meeting*

**VII. ADJOURNMENT**

***MOTION*** by Mr. Kemmett, seconded by Mr. Clemons, to adjourn. ***Voted 6 - 0***

*Respectfully submitted,  
Emily Sprague*