

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Minutes for October 14, 2015

Next meeting will be 9:00 AM, Saturday, November 7, 2015 at the Thomas Mill

The meeting was called to order at 7:00 PM. Laura conducted roll call of members.

Members Present: Laura Fitzgerald-Kemmett, Chairman and Member-At-Large
 Patty Norton, Vice-Chairman and Member-At-Large
 Robert Sears, Housing Authority
 Tom Hickey, Member-At-Large
 John Kemmett, Conservation

Members Absent: Kenneth Mitchell, Parks & Fields
 Robert Overholtzer, Member-At-Large
 Alan Clemons, Historical Commission
 Stephen Regan, Planning Board

Laura was pleased to announce her first-hand viewing of impressive progress being made at the Bonney House, Botieri Fields, WHRHS recreation area and Camp Kiwanee CPA projects.

Laura adjusted tonight’s agenda to accommodate several guests in attendance.

New Business

Hanson Softball/L.Z. Thomas Field – Brian Campbell was present to express interest in obtaining CPA funds in order to overhaul the L.Z. Thomas softball field—infield, outfield and bull pens. Laura explained the pre-application process. Bob Sears provided Brian with a sample form and explained that it is available online. Bob also shared suggestions for completing the form; i.e., stating the number of families that will be impacted by field improvements. Laura emphasized the importance on the application of articulating fund raising that they are already performing. She said that Robby O’Brien, who played the lead on the Botieri field project, would be an excellent resource. Patty also offered her assistance since she has completed past applications that related to historic projects. Laura asked Shirley to email a copy of the Botieri Field pre-application to Brian.

Monponsett Town Park – Monponsett property owner, Don Ellis, is proposing the construction of a park on Hancock Street in the Monponsett section of Hanson. The property in question is across from the neighborhood’s ball field and would be a good location for a child’s park or playground as there is nothing of that sort nearby, Ellis said. The property he is referring to consists of town-owned Lot 766, which is 7200 square feet, and Lot 764; 4800 square feet and owned by Ellis. Don would like to donate his property to the cause and ask the selectmen if the town could donate the other lot. Both lots are empty and unimproved, and when asked about the state of the ball field, Ellis said that it is regularly used and in good condition. Don further stated that a fence would likely be desirable around the playground.

Members questioned about parking, lighting and maintenance of the field. Ellis said that there are no field lights and cars generally park along the streets during games. He was unclear as to the maintenance of the field, but members suggested it may be the Hanson Athletic Association.

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Laura said that this would definitely be a permissible use of CPA funds and offered that the project could perhaps be in conjunction with neighborhood fund raising. Pointing out other funds that could assist with the project, Laura said that grants are available for playgrounds that are of handicap-accessible construction. Laura asked Shirley to remind her to contact "Mike" concerning grants.

Bob Sears noted the positive impact a playground could potentially bring to the neighborhood, but expressed that consideration needs to be made of any negative impact the addition of a playground might have. Bob also questioned about the owner of a third lot, 770, which is situated next to 766 and across from the field as well. It too is believed to be empty and likely owned by the town.

Don asked if the group could schedule an on-site visit of the property, perhaps simultaneously with a representative from a playground equipment provider. Laura asked Shirley to research into companies that provide playground equipment. Being similar to the WHRHS recreation area that is near completion, Laura suggested contacting the Whitman Recreation Department, the Whitman Town Administrator, Bob Rodgers and CPA director Stuart Saginor for playground company recommendations.

A visit to the site was scheduled for 10:00 AM, Saturday, November 7. In the meantime, Don will request to be on the agenda of the next selectmen's meeting concerning the town's donation of Lot 766. Laura offered to attend the meeting with him if she is available and Patty offered in Laura's absence. Laura asked Shirley to call Don to remind him of the Nov. 7 on-site visit.

Camp Kiwanee – Jim Flanagan was present to update CPC on the Camp Kiwanee north cabin project as follows:

Phase I - The cabin roof work is complete, the building inspector has signed off on it and the invoice has been submitted.

Phase II - While Jim had hoped and expressed that all of the cabin work would be complete by now, he was present to explain his difficulties with the second phase. Doors, screens and step work remain at this time and he plans to now add ramps for ADA compliance. Jim as yet has only secured one quote from Beantown and is having difficulty locating contractors willing to bid on the job.

Bob Sears suggested that Jim check with the Town Administrator regarding the Central Register for assistance. Jim hopes to have multiple bids in place by the time of our next meeting.

Jim said they are planning a Hanson Family Camping weekend in June, with a ribbon cutting ceremony to celebrate the refurbished cabins. He stated that they want to emphasize to the community, Camp Kiwanee as a campground and not just a special occasion venue. Jim also expressed appreciation toward CPC for their assistance. Laura invited him to join us for the March CPC town forum.

Chairman's Report

Patty made a motion to approve the Camp Kiwanee invoice in the amount of \$21,800 for the North Cabin roof work. Bob seconded the motion, which was approved 5-0-0. Members signed the warrant.

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Laura said she received the \$600.00 bill for the four signs being placed at the Thomas Mill and Bonney House.

Approval of Minutes:

John Kemmett made a motion to approve the Sept. 9 minutes, which was seconded by Tom and approved 5-0-0.

Old Business:

Plymouth County Hospital ("PCH") – Laura stated that given the steps the selectmen are taking toward PCH—to inventory town-owned property, sell parcels and use the funds toward demolition of PCH—she asked members for feedback on CPC proposing its own project to clean up the PCH property. Laura described a scenario where CPA funds would clear the PCH site, stipulating its CPA-approved future use.

After discussing some pros and cons, Tom suggested that a non-binding referendum question be placed on the spring ballot, gauging community support for CPC backing the project.

Thomas Mill – Since a conservation deed restriction is still pending for the Thomas Mill property, John suggested that a consultant be hired to complete the process. John will speak with John Delano, and will reach out to Taunton River Watershed for consultant suggestions. He will also attempt to determine an estimated cost for the work, which John summarized as follows: 1) drawing a map of the site, 2) writing of a proposal and 3) securing an organization to take on the trust.

CPC Consultant – There was continued discussion concerning CPC hiring a consultant who could guide the committee's vision for the future. Laura said Stuart Saginor from the coalition has a list of consultants. Laura would like candidates to introduce themselves at a CPC meeting for all members to meet, with a CPC sub-committee tasked with hiring one individual.

Next Meeting

The next meeting was scheduled for Saturday, November 7 at 9:00 AM at the Thomas Mill. Following the short meeting, we will meet Don Ellis at 10:00 AM to view the property for his suggested playground project on Hancock Street in Monponsett.

Adjournment:

Patty made a motion to adjourn, which was seconded by Bob and approved 5-0-0.
The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee