

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Minutes for September 21, 2016

**Next scheduled meeting will be the Workshop at 7 PM, Wed., October 12, 2016
CPC members are asked to arrive by 6:15 PM**

The meeting was called to order at 7:01 PM. Roll call was as follows:

Members Present:	Laura Fitzgerald-Kemmett, Chairman and Member-At-Large John Kemmett, Planning Board Allan Clemons, Historical Commission Patty Norton, Vice-Chairman and Member-At-Large Bob Overholtzer, Member-At-Large Phil Clemons, Conservation Commission
Members Absent:	Rob O'Brien, Parks & Fields Tom Hickey, Member-At-Large Teresa Santalucia, Housing Authority
Guests	Roberta Cameron, Community Opportunities Group, Inc. (“COG”) Courtney Starling, COG
Reference Material:	COG Slideshow Presentation

COG Presentation to CPC

Roberta began by introducing Courtney Starling, a fellow COG planner who will be assisting with the October CPC workshop. Roberta began with a slideshow presentation aimed at illustrating what she has learned so far about the Town of Hanson; the past, the present and the future, and to solicit feedback from CPC members. She said the slideshow in a similar form will be incorporated into the workshop.

The slideshow began with a “CPA Overview,” pointing out that CPA funds can be used for acquisition, creation, preservation, support, rehabilitation and restoration toward the areas of open space, recreation, housing, and historic resources.

The next portion of the slideshow was on “Hanson CPA Funds”, where prior CPA projects and their appropriated expenditures were displayed. Laura corrected the list by saying that Camp Kiwanee projects were actually considered historic in nature as opposed to recreational. She also clarified that the Camp Kiwanee firehouse project has been tabled and will be closed officially in the near future.

The slideshow went on to list “Open Space, Historic and Recreation Resources” in Hanson, including 1800 acres of protected open space, the Bay Circuit Trail and Greenway, public water resources, Camp Kiwanee, the Plymouth County Hospital (“PCH”) site, 1996 historic house inventories and multiple ball fields. It stated Camp Kiwanee’s assets, yet noting its need for an updated management and capital improvement plan. Potential CPA-related uses for Plymouth

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County Hospital were made, mentioning a Greenway/trail linkage to the Bay Circuit Trail, a municipal park/public facilities campus, a small-scale affordable housing project, and expansion of the use of the Bonney House. Allan commented on the Historical Commission's plan for an historic village by movement of historic town buildings to the area, with the creation of an apartment above the Bonney House to house a caretaker.

The next segment topic was "Housing Needs and Resources Summary." Roberta shared a demographic profile that indicated the aging Hanson population, a reduction in younger adult residents, with the number of children staying about the same. She went on to describe Hanson's income trends. John commented on the use of these statistics, and Roberta cited that they determine who can afford housing in Hanson.

Roberta continued by noting that Hanson is made up primarily of large single family owner-occupied homes. Only 11% of housing is multi-family, and 12% of occupants are renters. Seventy-six percent of homes have 3+ bedrooms. The 2015 median sale price of a condo was \$320,000 and that of a single family home was \$310,000. Thirty percent of Hanson households are cost burdened, meaning that more than 30% of their income goes toward housing. Renters have a higher cost burden than homeowners. Hanson has over 1,000 cost burdened households. Roberta said that Hanson has about 3,000 households.

Moving on to the topic, "Housing Needs and Resources Summary," Roberta presented information that itemized Hanson's subsidized housing resources as of August 2016, with only 148 units. There should be 209 in order to reach the 10% target.

The last section covered "Potential Projects," outlining possible acquisitions of open space, recreational improvements that could expand existing trails, assist with planning of new trails and recreational facilities at PCH, delineate and improve shoreline access for boating and swimming, ideas for historic preservation (noting that the development of a historic preservation plan would not be eligible), development of a housing production plan, progress toward a small housing development at PCH, the acquisition of a restriction on existing units, and technical support assistance for a 40R zoning district.

At the close of her presentation, Roberta solicited comments from the group. Phil led off by questioning whether monuments memorializing individuals would be CPA-eligible, with others commenting on an historic park, or historic trail. Laura said she will ask the coalition about the eligibility of such projects.

Laura stated that Roberta's presentation was thought provoking, in particular, the affordable housing suggestions that for the most part were not large projects, but ones that could start the ball rolling toward supporting Hanson's aging population. She stated that the slide show illustrated the compelling need for affordable housing, with the median price of a condo in Hanson more than that of a house. John noted the ball field CPC projects, with Courtney adding that the recreation needs of the elderly are not necessarily being addressed, yet they are the majority age bracket.

Phil mentioned utilizing old school buildings as a more economical way to construct affordable housing. And he asked if large old homes might be configured into multi-family residences. Roberta said that the town is ready for a housing needs analysis, with Laura speaking that the housing

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authority's first priority is to get organized, and then focus their attention on new housing units and the development of a housing production plan.

John mentioned using CPA funds on repairs to existing units, with Roberta stating that possibly repairs made to an exterior shell, but not to a unit's interior.

Bob wondered if abandoned and now town-owned properties could be used for affordable housing, which turned to comments on the potential revenue from the sale of tax title properties. John pointed out the town by-law which requires the approval of numerous town departments prior to the town's sale of such properties. Laura said she will contact Mike McCue and Merry to find out if tax title property sales are passed by the Historical Commission and the Housing Authority.

Patty asked about the 30% housing burden of Hanson households. Courtney said that Hanson is actually pretty average in that respect compared to other towns.

Laura said that she liked the demographic breakdown in the presentation, but would like to see more details emphasized, particularly those pertaining to seniors.

Laura commented on the difficulty for 40B developers in Hanson due to conservation restrictions.

The conversation switched to that of the workshop. Roberta anticipates it being approximately two hours long, beginning with a 20 minute introduction and review; then to small group discussion, then follow-up. Courtney said that each group would be assigned a program area, with them brainstorming and performing an activity, such as a financial exercise.

Laura stated that CPC members had already sent her their lists of persons whom they felt should be part of the workshop discussion.

Laura stated that the CPC brochure needs to be updated and Courtney said that they will assist with the modifications.

Laura will confirm the cafeteria at the middle school for Oct. 12 at 7:00 PM. She pointed out that the cafeteria has a few small adjoining rooms which could be useful during the workshop.

Laura asked what is needed for the event. Roberta suggested light refreshments, such as a platter of cookies, healthy snacks, pizza, finger foods; plus water and coffee.

The workshop will be the October CPC meeting. After a call to order, members will be introduced, and then the workshop events.

Laura said she will contact the cable station and the local newspapers for publicity.

After the small group discussions, a group representative will be asked to share what the group learned. It was felt that a CPC member should be seated with each group for oversight. The number of groups will be determined as to how many attendees, with groups of about five persons.

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Roberta asked that CPC members arrive forty-five minutes early. Laura asked Shirley to post the meeting for 6:00 PM.

Roberta said the follow-up steps will be to prioritize all findings. They want to use some sort of survey for those not in attendance at the workshop. Laura wants both online and paper surveys taken, reflecting thoughts presented at the workshop.

John mentioned distributing CPC brochures at Town Meeting, with a clipboard for email addresses.

Roberta said she will modify the presentation for changes discussed and distribute to the group.

The discussion with COG ended at 8:45 PM.

Minutes

Allan made a motion, seconded by Patty to accept the minutes of the June 29 sub-committee meeting. The motion was approved, abstained by Phil, 5-0-1. John made a motion, seconded by Bob, to approve the minutes from the August 17 meeting. Phil again abstained from voting. The motion passed 5-0-1.

Chairman's Report

Laura said that she has an outstanding bill for \$20,500 for work on the Bonney House. John made a motion to approve payment of the invoice, seconded by Patty, which was approved 6-0-0.

Old Business

Bonney House – Allan said that work has been done at the Bonney House on the beams and sub-floors, posts have been replaced as well as cross ties and rafters.

Botieri Fields/Town Forest Project – Laura asked Phil for an update on the signage at the Botieri Fields. He said he has a draft sign created on his computer, but that he is being held up on moving forward since there is no progress on the parking lot. He is eager to see the plans, as the nature of the signs will depend upon where they are placed in relation to the parking lot design. He had hoped to see Rob O'Brien [Parks & Fields] at this meeting in order to iron out the future plans for the parking lot and signage. Laura said there are no outstanding bills, but money remains available for the signs.

Whitman-Hanson Recreation Area – The work on the Whitman-Hanson Recreation Area that was been CPA-funded is complete. Laura said Bob Rodgers plans a ribbon cutting in the near future. Members expressed that the area is already being heavily used by the public.

Camp Kiwanee – With the issue surrounding the Recreation Commission membership, Mike McCue assures Laura that he is aware of the pending CPA projects. He said he will address the topic after Town Meeting.

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Plymouth County Hospital – Laura said that there is a Town Meeting warrant article for demolition of Plymouth County Hospital that does not involved CPC.

Monponsett Playground – Laura reiterated that Don Ellis is waiting on the Open Space Committee's plan before he can apply for a grant toward the cost of the Monponsett playground. She doesn't expect an article to go before the town until at least next May.

Smitty's Bog – Laura made the request that Smitty's Bog be removed from future discussion, but Phil said that he does have thoughts on ways CPA funding could assist the area, stating in particular that the public access will need restoration and protection. Laura said that she wants Roberta to incorporate the topic in to the workshop.

Historical Commission House Inventories – Laura asked Patty to reach out to Stuart at the coalition to find out if house inventories are a permissible area of CPA funding.

Other Old Business – Patty asked if she should remove the Whitman-Hanson Recreation Area project from the CPA master list that is submitted to the state. Laura said to flag it as complete, but not to remove it from the list.

New Business

There was no new business discussed.

Next Meeting

The next scheduled meeting of the CPC is the workshop scheduled for Wednesday, October 12 at 7:00 PM, at the Hanson Middle School. Members are asked to arrive by 6:15 PM.

Adjournment:

John made a motion to adjourn, which was seconded by Patty, and approved 6-0-0.
The meeting was adjourned at 9:05 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee