

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Minutes for February 16, 2017

Next scheduled meeting will be on Wed., March 8, 2017 at 7 PM

Patty announced that Laura would be late arriving and that she will conduct the meeting in her absence. Patty called the meeting to order at 7:00 PM. Roll call was as follows:

Members Present: Patty Norton, Vice-Chairman and Member-At-Large
 John Kemmett, Planning Board
 Allan Clemons, Historical Commission
 Tom Hickey, Member-At-Large
 Phil Clemons, Conservation Commission

Members Absent: Laura Fitzgerald-Kemmett, Chairman and Member-At-Large
 Rob O’Brien, Parks & Fields
 Bob Overholtzer, Member-At-Large
 Teresa Santalucia, Housing Authority

Reference Material: Pre-application from Hanson Historical Society
 Pre-application from Conservation Commission
 Pre-application from Housing Authority

Minutes

Phil said that on page 2 of the Jan. 11 minutes, two statements attributed to him were inadvertently written as one statement—about PCH and the Stone property—and should be separated. John made a motion to accept the minutes as amended, seconded by Phil. The motion was approved 5-0-0.

Chairman’s Report

Patty postponed the Chairman’s Report until Laura’s arrival.

Patty reported some information that had been emailed by Stuart Saginor from the CPA coalition; in particular, the announcement of the new associate director, Alison Leary; their need for a point person from each community committee to participate on the CPA Legislative Action Committee; a suit advanced to the Massachusetts Supreme Judicial Court regarding the use of CPA funds in Acton, MA for the preservation of an historic church; and an article featuring CPA/Habitat for Humanity project collaboration.

Old Business

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Bonney House – Allan reported that two new doors have been installed in the ell section of the Bonney House, now making them ADA compliant. He said he has spent time there recently cleaning up the kitchen area. He said shingling will begin when the weather improves. Tom commented on the need for a survey at the house to identify plot lines.

Botieri Fields/Town Forest Project – Phil stated the he and Rob O'Brien have met concerning the BotieriFields/Town Forest parking lot. In order to improve the path from the parking lot to the town forest, trees will need to be identified and marked for removal. Phil said that the three signs, including posts, were quoted at \$900 from Mass Sign. The placement of the signs, he said, will not occur until the parking lot work is in progress, which will not commence until the better weather.

Whitman-Hanson Recreation Area – There was no news to report on the Whitman-Hanson Recreation Area.

Camp Kiwanee – Patty said that a new Recreation Commission has been installed, but had no news to report at this time.

Plymouth County Hospital ("PCH")– Phil stated that the PCH Re-Use Committee recently presented to the Board of Selectmen. They asked for support for the planning of a park in parcel 2 of the PCH property. Phil noted that public feedback pointed to a desire for the creation of a central green with walking trails in town. He said the committee wants any plan developed to incorporate the historical sections of the property, thinking long range as a location for future historic festivals.

Phil went on to say that the committee wants plan designers to hear all possible intentions for the parcel and offer a professional look toward the plan. Their first choice to develop the plan would be The Conway School. The committee applied for consideration this past December and are expecting to hear if they are accepted by the end of February.

Tom asked about the committee's most ambitious date for seeing a design plan article at town meeting. Phil said with response from The Conway School expected very soon, it is quite possible an article could appear for the Fall 2017 meeting, but more realistically, Spring 2018.

Tom asked about the feedback from the Board of Selectmen. Phil said that he expects them to withhold any formal opinion for six months.

Monponsett Playground – There was no news to report on the Monponsett Playground.

Hanson Historical Commission/CPC-Related – There was no old historical commission business discussed relating to the CPC.

Laura arrived at the meeting at about 7:30 PM.

New Business

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Hanson Historical Society (“HHS”) - Patty submitted a pre-application from the HHS for the preparation and painting of Schoolhouse #4. They are requesting \$10,000 for the work.

Allan said that the current condition of the schoolhouse exterior is very bad. Volunteers have painted it in the past. This time it will require a lot of prep work and very much needs the attention of a professional painter.

Tom asked about the timeline of the project submission process. Since there are three pre-applications being submitted this evening, Laura provided some information applicable to all. She said that the CPC will briefly review each and vote on whether to allow it to move forward. If so, she will ask that their full application be submitted to the committee electronically prior to the CPC's March 8 meeting to allow members time to read them. Additionally, they will appear before the committee on March 8 to make their formal presentation. Those presenting should be prepared to speak on other funding sources they are considering.

The deadline for town meeting warrants is shortly after the March 8 meeting, so it may be necessary for placeholders in order to ensure their presence.

Specifically relating to the historical society pre-application, Laura needs to touch base with Todd on the amounts used thus far for historical.

Laura asked about the general condition of the schoolhouse building. Allan said that it is good, maybe a few loose clapboards. John emphasized that it should be in good repair prior to any painting.

Tom said that the Massachusetts Preservation Fund provides 50% reimbursement, if accepted, on buildings that are on the national register. He said the society will be looking in to that.

John made a motion for the CPC committee to accept the pre-application from the historical society for painting Schoolhouse #4, which was seconded by Phil and approved 6-0-0.

Conservation Commission Pre-application – Phil had distributed to the committee a full application for improving the access to the Poor Meadow Brook Conservation Area. Laura said that for discussion, the committee will treat it as a pre-application.

Phil began by saying that the town purchased the property in 2014, and now the commission wants to finish the front access area, to eventually include, for example, improving the parking lot, signage and hiking trails. They are requesting \$8,000 from the CPC. Phil said that the Conservation Fund will be contributing \$2,000. Patty made a motion to approve the pre-application from the Conservation Commission, seconded by John and approved 6-0-0.

Phil left the meeting at 7:45 PM.

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Housing Authority Pre-application – Laura referenced the pre-application submitted by the Housing Authority and distributed to members earlier. The Housing Authority is requesting \$20,000 for the creation of a Housing Production Plan. They intend to be present at the March CPC meeting in order to fully detail their request. John mentioned that grants area available to assist with the cost of these types of plans. He stressed that when they complete their full application, they should be sure to communicate their efforts to receive other funding. Laura asked Shirley to let Teresa Santalucia know that they need to address additional funding sources in their full application.

Tom made a motion to accept the Housing Authority's pre-application for a Housing Production Plan. The motion was seconded by Patty and approved 5-0-0.

Tom suggested that the question about additional funding sources be added to the pre-application. Laura asked Shirley to add that as a topic for discussion at the March meeting.

Chairman's Report – (Revisited for Laura's late arrival) Laura said she had no chairman's information to report.

Laura said she was asked by the new Recreation Commission Chairman, Annmarie [Bouzan], to speak at their meeting on Thursday, Feb. 23. Patty suggested that Tom also attend that meeting.

Prior to Laura's arrival this evening, Patty told her that she had informed members of the coalition's request for a legislative committee representative from each CPA community. John volunteered for the position. Patty made a motion to approve John as the committee member, seconded by Allan and approved 5-0-0.

Laura asked Shirley to email the contacts for each of the three pre-applications to inform them that their pre-applications were approved. Laura asked that when their full applications are completed, they indicate the CPA category, or "bucket" from which they envision their project funds are pulled. It was suggested that applicants note this on page 8 of the application, in the source column. The committee, however, will make the final decision from which bucket the funds are allocated.

Laura asked Shirley to remind her to follow-up with Todd to find out the current balance of the CPA accounts.

Laura further stated that the CPC should be sure to obtain a vote of the committee on bucket allocation for new projects.

Next Meeting

The next scheduled meeting of the CPC will be Wednesday, March 8, 2017.

Adjournment:

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Tom made a motion to adjourn, which was seconded by Patty, and approved 5-0-0.
The meeting was adjourned at 8:02 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee