

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Minutes for June 14, 2017

Next scheduled meeting will be on Wed., July 12, 2017 at 7 PM

Laura called the meeting to order at 7:02 PM. Roll call was as follows:

Members Present: Laura FitzGerald-Kemmett, Chairman and Member-At-Large
 Patty Norton, Vice-Chairman and Member-At-Large
 John Kemmett, Planning Board
 Allan Clemons, Historical Commission
 Rob O’Brien, Parks & Fields
 Tom Hickey, Member-At-Large
 Phil Clemons, Conservation Commission

Members Absent: Diane Cohen, Member-At-Large
 Teresa Santalucia, Housing Authority

Guests: Annmarie Bouzan, Recreation Commission
 Brian Smith, Recreation Commission
 Pepper Santalucia, Hanson Youth Soccer Board

Discussion with Recreation Commission

Annmarie Bouzan and Brian Smith were present to represent the Recreation Commission for a discussion about Camp Kiwanee—completing the North Cabin project and their plans for future renovation of the gatehouse.

Laura asked Annmarie if she had checked with Mike McCue about the funds still available on the North Cabin project. She said she did and the amount is \$78,200. She said that only the roof work had been completed so far on that project.

Annmarie distributed an inventory list of North Cabin work that remains to be completed, 1) replace the screening on all seventeen cabins, 2) replace the steps on six cabins, and 3) replace the doors on all seventeen cabins.

Annmarie stated that Camp Kiwanee staff will likely do some of the work on the cabins and she asked if their salary for this work could be paid out of the balance of CPA funds. Laura said she believed so, but asked Annmarie to verify it with Mike McCue. Annmarie then asked if they could use the funds to purchase tools that will be needed for that work. Laura, again, asked her to check with Mike about it, and Laura said she will inquire with the CPA coalition concerning tools as a permissible use of funds.

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Annmarie passed out cost estimates for the North Cabin work that had been received a year ago during the term of the last Recreation Commission. She said the figures were quite high, which led them to the decision to do as much of the work themselves as possible. They plan to utilize Ed, a retired carpenter, and another retired carpenter who Ed knows to do the work. Laura asked if they are confident that the work they have done so far or will do is comparable to that of a professional contractor, and Annmarie said they are. Laura suggested that [Building Commissioner] Bob Curran take a look at their work to be on the safe side since CPA funds awarded to a project cannot later be used to correct a problem created by inferior work. Laura further stated that they have to be certain that the work they will do will be in keeping with the original architecture of the building, aside from improvements required for ADA compliance.

Annmarie said they are seeking estimates for ADA compliance of the bathroom. Laura said that the bathroom would not be eligible for CPA funds because it is not an historic structure. Brian asked about eligibility if they were to add bathrooms to the cabins. Laura said perhaps if they were to add bathroom facilities to a few cabins for the purpose of ADA compliance. Brian then asked about electric and septic. Laura believed that no septic work is eligible, and as far as electrical, if it would be required in conjunction with ADA compliance, it might be. She will have to check with the coalition.

Patty said that the Recreation Commission should also look in to grants from the Massachusetts Historic Commission since Camp Kiwanee is on the historic register.

Annmarie asked how long they have to use the rest of the funds for the north cabins. Laura said that some money for a project needs to be spent in the first year, but after that, there is not a hard date. The CPC would hope that they would use it by the year after that. Laura recommended that they finish up the north cabin slated items and then close-out the project. When they identify other work to be done, they would complete a new application, she said, pointing out at Town Meeting that the previous article concerning that project was underspent.

Annmarie said they are in touch with a firm in Charlestown who is interested in working on the gatehouse. She said she did a walk-through of the gatehouse with the building commissioner and produced a list of the items to be addressed, with an estimated cost. Annmarie passed out copies to members.

Laura reiterated the importance of working with the state to do a feasibility study to ensure that the gatehouse restoration is handled properly. She said if the state doesn't pay for the study, she should come back to CPC for assistance. Annmarie said she is waiting for a quotation from the Charlestown firm, and Laura reminded her to work with Mike McCue on the procurement aspect when getting bids.

Laura said she will email the coalition on the topics discussed and get back to Annmarie. The discussion ended at 7:25 PM.

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Discussion with Hanson Youth Soccer (“HYS”) Board

The next scheduled discussion was with Pepper Santalucia, representing the Hanson Youth Soccer Board. Pepper described that the soccer field adjacent to the Hanson Middle School was shut down for home game play by the South Shore Soccer League (“SSSL”) mid-season this past spring. It was deemed unsafe for play. The field has been used for 7th-8th grade boys and girls home soccer games, and is also used by the school during the day for physical education classes. The field is in very bad shape, Pepper said, and has been for a long time. It is not level, is now mostly weeds and holds water.

Pepper said that HYS put significant money into the field years ago, and it does contribute to some aspects of its current upkeep. Pepper said the soccer board needs guidance on how to proceed with getting the problem corrected.

After the field’s closure, Hanson Parks & Fields was brought in to the conversation when Pepper contacted board member, Rob O’Brien. Rob described that the field is a town field, but the school has use of the field during school hours. Control reverts back to the town after school hours.

After speaking with Ernie [from the middle school facilities staff], it is clear, Rob said, that the field needs to be elevated and a new field placed over it. John commented that he was involved with a plan to re-do the field quite a few years ago and that they should contact Doug Macaloni who would have the plans that were drawn up.

Rob said that a new irrigation system needs to be installed and the entire field renovated. Laura asked about the estimated cost. Rob said that depending on the soil sample and irrigation needs, they are estimating that the cost will be \$100,000-\$125,000. Laura asked Pepper if they have considered other funding sources yet, as the CPC does not want to be their only option. John pointed out the reasoning being that fully funding a project for one sports group will lead to an expectation of like treatment for other sports groups.

Rob said that going forward after the field’s completion, like other town fields, the school will mow it, Parks & Fields will fertilize it and HYS will enter into an agreement regarding field rentals. Monies earned from rentals would be returned for field maintenance.

Phil recommended that with all the groups working together on this, they should make sure they clearly articulate how it all fits together, describing it as a “sports eco-system”. This would help to maximize public support, he said, if the public understood it.

John asked if any of this work would be part of the town capital improvement matrix, whereas, these are town teams playing on the field. Pepper said he would be willing to go before the selectmen at some point to discuss that possibility. For now, the soccer board feels that they shouldn’t have to shoulder the full responsibility of the field’s renovation.

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Tom stated that he is in favor of a matrix, knowing that CPC will want to take stock of all fields and the town as a whole before making a decision on funding. For example, he said, with more information and research, it may be determined that a new field on the Plymouth County Hospital site would make more sense.

Tom said that he would like to see a feasibility study done, by a reputable third party, of town fields, grading them according to their needs. The CPC would be better able to support a pre-application as the result of such a study, he said. Member comments were very supportive of this idea, with Laura saying that if the field were on the town capital improvements matrix, it would aid in prioritizing field improvements, and Tom adding that town residents could see the big picture concerning town ball fields. Phil supported “one voice” that would express to residents the overall needs of organized sports fields in Hanson as opposed to a piece meal approach.

Rob said that he will work on getting a pre-application together for a feasibility study in time for the October Town Meeting warrant. Rob asked about companies that do studies, and Laura suggested he speak with Mike McCue.

Tom stated that he felt that there might be merit in pursuing both options; the comprehensive study, as well as addressing the immediate needs of the field. He made the point that as the SSSL has deemed the field unsafe for soccer players, they do not know how the school feels about it concerning its students. The school’s take on it could influence community support for a project to renovate it.

Pepper said that the board will continue to look in to what they can do about the field and what it would cost.

The discussion ended at 8:10 PM.

Minutes

John made a motion to accept the May 10 meeting minutes, seconded by Phil. The motion was approved unanimously, 7-0-0.

Chairman’s Report

Laura said she did not have any chairman information to report.

Old Business

Bonney House – Allan said that the Bonney House Exterior is about 7/8 complete. He said the students will be back in September to finish the siding. Allan reviewed financials and pointed out that about 2/3 of the work on the exterior has been through donations, and about 1/3 had to be paid out of the CPA funds. Laura commended Allan on his unique ability to secure donated labor and orchestrate other means for keeping costs down. Allan said they need to spend about \$1,500

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more and Laura said she will check on the funds remaining on the article. He asked if he would be able to purchase paint for windows at Hanson Hardware even though Sampson Lumber was the low bidder on the project. And he would like to get several of the combination windows repaired at Wilcox Aluminum. In both case, Laura asked him to check with Mike McCue.

Allan asked if leftover monies from the first two Bonney House projects could be consolidated and reused into a new project. Laura said that they will have to close-out the first two projects, and then propose a new article at Town Meeting, pointing to the fact that the earlier projects were under spent. Allan said that they want the new article to encompass electrical, HVAC and plumbing. Laura said that he will need to work on getting estimates.

Tom stated that the Historical Commission wants to begin talk soon about the big picture concerning the Bonney House. They want to be able to clearly identify what has been done so far and what work remains to be able to answer the question “what is the purpose of renovating this building?” Laura agreed saying that is not widely understood. As she will not be part of the committee going forward, she suggested that a public relations campaign be launched to promote the progress that’s been made on the Bonney House; one that would emphasize how frugal they have been with CPA funds allotted to the project. And in doing so, Phil said that it would be easier for the news media if they were provided with a pre-written article on the Bonney House as opposed to asking them to promote it with their own piece.

Tom told the CPC to expect some Bonney House activity for fall town meeting to consolidate articles as they end earmarked exterior work in 2017 and move on to the interior. Tom said they will begin conversations about the function of the building and discuss it with future use committees. Laura suggested they put together a very brief presentation that shows the Bonney House progress and what they want to do going forward, which would get people on board.

Botieri Fields/Town Forest Project – Phil said that the trees will be coming down in July and then the new signs can go up. Rob said that since Newcomb’s Tree Service is under contract with the town, their cost will be less than \$2,000. He expects the entire project to be completed by September.

John asked about the big pile of dirt back behind the fields. Rob said that the eventual plan, per Bob Brown, is that they are going to screen all of the loam off of it. John expressed concern over the field parking lot being used often as a “construction staging area,” citing its proximity to the town forest and a place where children play. He emphasized what appears to be a lack of communication in that they just show up there, with Rob adding that they do not get permission from Parks & Fields.

Camp Kiwanee – Camp Kiwanee was discussed earlier.

Plymouth County Hospital (“PCH”) – Phil shared that all PCH buildings targeted for demolition are gone and the area has been graded, loamed and seeded. The antenna has been sold to a third

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party, with the requirement that it be removed; if such removal is not done in a timely manner, the Town plans to remove it and sell it for scrap. The Re-Use Committee has met with Habitat for Humanity and will be in discussion with the Housing Authority on those options.

Phil said that Mike McCue is in possession of quotes for a park design on the site. They have seen increased interest in those wanting to construct a park.

Since it may someday return to CPC for possible funding, Laura shared her thoughts on utilizing the former Plymouth County Extension Service building for the Council on Aging due to their cramped quarters at the library. Laura stated that the building is sturdy and has a pretty new roof, with Phil adding that its location next to the street has kept it safe from vandals. Phil said it has not been at the top of the Re-Use Committee's priority list yet, but it definitely will receive consideration of its options.

Rob left the meeting at 8:39 PM.

The conversation about the re-use of the food pantry building continued with Patty noting the Historical Commission's past interest in using more space there for storage, the water department possibly re-locating there to be close to the water tower, and Phil noting perhaps even town office expansion there. John expressed concern over the building's gas boiler that he believes is an immediate safety issue. The group then commented on the future needs of the site's parking lot as functionality of the area increases.

Monponsett Children's Playground – [There was no news to report on the Monponsett Children's Playground.]

Hanson Historical Commission – Tom said at its most recent meeting, the Historical Commission discussed three possible CPC application items targeted for fall town meeting—1) the erection of about a dozen markers at historic sites in town, 2) the close-out of the unused portions of the first two Bonney House projects and a new article for a Bonney House "inside phase," and 3) painting of the exterior of Schoolhouse #4. The lowest bid for the schoolhouse painting project came in significantly less than the amount approved. If after the exterior painting job there are unspent funds, the intention, Tom said, would be to close-out that project also and submit a new article for the additional painting. Tom stated a fourth project that the commission wants to pursue, but not CPA eligible, being the reinvention of the Thomas Mill water wheel.

New Business

Housing Production Plan – Teresa was not present in order to provide an update from the Housing Authority on the Housing Production Plan status.

Poor Meadow Brook Improvement Project – Phil reported that the only work that has been done recently at the Poor Meadow Brook is to control the poison ivy.

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CPC Reorganization – Laura distributed a letter of resignation as member and Chairman of the Hanson Community Preservation Committee. John made a motion that Tom Hickey be the Chairman, seconded by Patty. Tom said that he would be happy to serve. The motion was approved unanimously, 6-0-0.

Phil made a motion that Patty Norton continues as Vice-Chairman of the CPC, seconded by Allan and approved unanimously, 6-0-0.

Next Meeting

The next scheduled meeting of the CPC will be Wednesday, July 12, 2017.

Adjournment:

Patty made a motion to adjourn, which was seconded by Phil, and approved unanimously 6-0-0. The meeting was adjourned at 9:00 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee