

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Selectmen’s Meeting Room
Minutes for September 12, 2018

Next scheduled meeting will be on Wed., October 10, 2018 at 7 PM

Call to Order/Roll Call

Tom called the meeting to order at 7:03 PM. Roll call was as follows:

Members Present: Tom Hickey, Chairman and Member-At-Large
John Kemmett, Planning Board
Allan Clemons, Historical Commission
Phil Clemons, Conservation Commission
Patty Norton, Vice-Chairman and Member-At-Large
Karen Howes-Duclos, Member-At-Large
Teresa Santalucia, Housing Authority
Diane Cohen, Member-At-Large

Absent: Rob O’Brien, Parks & Fields

Guests: Michael P. O’Shaughnessy, Attorney representing Dakota Partners
Steve Kominski, Dakota Partners
David Soper

Tom stated that the meeting is being videotaped.

Old Business

CPC APPLICATIONS

Dakota Partners Depot Village Project – Attorney O’Shaughnessy introduced Steve Kominski from Dakota Partners, whom he described as an expert on tax credits. Mr. O’Shaughnessy referenced project plans that had been forwarded to members and provided enlarged, color renderings for members to view today. He also distributed additional material in relation to rental comparison rates.

Mr. O’Shaughnessy reviewed that the proposed project entails an L-shaped building, 48 units, with three stories. He said that a comprehensive permit has been received from the Zoning Board of Appeals (“ZBA”). Mr. O’Shaughnessy said funds for the project are being pursued through the Low-Income Housing Tax Credit Program. He said that the CPC application addresses the state program component requiring community support for the project. Mr. O’Shaughnessy noted the CPC’s master plan element in regard to the need for additional affordable housing in the community.

Tom mentioned that members had been in receipt of the Dakota Partners application for some time and encouraged questions.

In response to Diane, Mr. Kominski stated that Dakota Partners is purchasing the property as opposed to leasing it. He said that per the tax credit program, they are required to keep the property for a minimum of fifteen years. Mr. Kominski said that after the fifteen years, their company might refinance it or sell it, but in either case, it would remain affordable for at least thirty years.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Diane asked if the applicant had received endorsement from any other boards in Hanson for this project. Mr. Kominski said that they have received clearance from the state historical commission. Mr. O'Shaughnessy explained that by way of the comprehensive permit through the ZBA, other town boards would have been asked to weigh in with comments, and his understanding is that those comments were supportive.

Concerning conservation, Phil explained that late last year, conservation was afforded the opportunity to review the project plans. He said that he and the conservation agent at that time walked the property and returned a memo to the ZBA with some points and observations. Mr. O'Shaughnessy said that the project was actually approved many years ago in a much larger form and has undergone plan revisions to pull structures away from wetland areas, in consideration of local by-laws and concerns. He said that there will be additional conservation review relative to the state application.

John asked if the Housing Authority has endorsed this project. Tom said that it is his understanding that they have not made an official comment as yet.

Mr. Kominsky confirmed to Phil that the existing antenna on the property will remain.

Tom explained his concern is that there is not official support from other boards for this project in anticipation of this article's appearance before town meeting. He noted the Housing Authority and Conservation Commission in particular. Mr. O'Shaughnessy cited the board comments and his willingness to reach out to request official support.

In response to Diane, Mr. Kominsky said that this project is reliant upon receipt of the tax credits. He said if they are not approved in this round, there will be another round for which they will be able to apply and are confident of the project eventually going forward.

Allan asked about water supply availability for the additional forty-eight units. Mr. O'Shaughnessy said that the water department would have confirmed adequate water supply prior to the ZBA approval.

John made a motion to table the application, which was seconded by Patty. Members expressed the need for support letters from the Housing Authority and Conservation Commission. The motion was approved, 7-0-1, with Teresa abstaining. Tom explained to Mr. O'Shaughnessy and Mr. Kominski that the earliest that they would be able to re-entertain this matter would be Spring 2019, with an application deadline in late February or early March.

Plymouth County Hospital Park Project – Phil described events leading up to this application and introduced it as a request for funding of engineering plans suitable to construct a park on the site of the Plymouth County Hospital.

John asked about the level of community involvement there would be on the creation of the engineering plan. Phil said that there already is a large package of public input that has been received and he would anticipate that information being forwarded to the firm preparing the plan. He added that it is very likely that there will be additional public forum, but the format of such has not been planned. Phil said that it seems appropriate for there to be selectmen oversight in its planning process.

John made a motion to appropriate \$30,000 from the open space community preservation fund to develop engineering plans for a park at the former Plymouth County Hospital site. The motion was seconded by Allan and approved 8-0-0.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

New Business

DISCUSSION WITH DAVID SOPER RE: OCEAN SPRAY BUILDING PROJECT

Mr. Soper described a plan for a proposed park at the entrance to the Ocean Spray property across from the train station. He said the intent is to memorialize the birth place of Ocean Spray Cranberry in Hanson and its founder, Marcus Urann. Mr. Soper said that the 80 ft. entrance to the property would be made public for the park. He said it would have a sliding gate, and there are plans for a bust of Mr. Urann and placards of information about the company.

Mr. Soper said his purpose at this meeting is to find out how the CPC process works and what park expenses might be eligible for funding. He said the anticipated expenses would be fencing, lighting, the bust and placards. Concerning other funding sources, Mr. Soper said that he has made a request to Ocean Spray for contribution.

Mr. Soper said that the park gate may go up as early as October to protect the property. He explained that the old freezer building will be resurrected and a new metal fabrication building has been approved by the ZBA.

John asked if the plans for this project include any physical connection to Crooker Place. He said that another cranberry planning group had envisioned a walkway from the Ocean Spray property to Crooker Place. Mr. Soper said that their plans do not include any consideration for doing so. John continued by saying that the hope had been for there to be a buffer in the form of a pathway between the wetlands and the cranberry properties and he would like to see that explored with this project.

Teresa said that she likes the idea of a park across from the train station as a visible sign of revitalization to the area. She added that the historic information would be valuable to many people. In terms of the CPC, Teresa suggested that Mr. Soper prepare a project budget with each element and its cost and, with the help of this committee, identify those under its purview. Tom cited the Community Preservation Coalition website and database as well as the CPC Application Guidelines on the CPC website as good resources.

John said the developers need the historical commission to weigh in on the historical significance of the property. Teresa said Mr. Soper appeared before the historical commission and they have voted their support of the project. John added that in addition to local support, any funds outlaid from the CPA historical category have to be per the Department of Interior standards. Mr. Soper stated that they have done that research and expressed confidence that the project would pass those standards.

As a separate element, Mr. Soper questioned if the CPC would consider any of the restoration of the commercial freezer building as permissible for funding, saying that it will be equipped with solar panels. John asked about the historical significance of that building, with Mr. Soper noting its part in the Ocean Spray operations. Mr. Soper also stated that Mr. Marston, who will be running the metal operation, has a 99-year lease, but doesn't own the land. John said that for that project to qualify for historical funding, it would require a deed restriction, which would require clarification and guidance.

In response to Diane, Mr. Soper said that Marston Realty Trust will maintain the park after it is built. Teresa offered that a public easement be considered to allow public access to the property in the event that it were to change hands.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Patty volunteered to assist Mr. Soper with preparing a pre-application [Part A]. While Mr. Soper said he already has a draft of the Part A, he said he will forward it and a budget to the committee. Tom invited him back for the October meeting.

John suggested that Mr. Soper consider John Delano as a resource for this project. John said that Mr. Delano, an engineer, is very knowledgeable about the history of the nearby Crooker Place area.

Old Business (resumed)

UPDATES ON TOWN MEETING APPROVED CPC PROJECTS

Botieri Field/Town Forest Project – Phil said that the tree removal has still not occurred. John made a motion that the CPC chairman send a letter to Parks & Fields requesting a status of the tree removal and to request a liaison to work with conservation in order to complete the project. The motion was seconded by Patty and approved 8-0-0.

Housing Production Plan Project – Teresa explained that a housing presentation and public discussion will take place on September 26 in the Town Hall Selectmen's Meeting Room from 7-9 PM. She said a second forum will be held in October. Teresa said the committee anticipates the housing production plan being completed by about November.

Poor Meadow Brook Improvement Project – Phil said that they are working on a second round of poison ivy control, which includes spot control with commercial products. He also said that they are trying to coordinate someone for ADA trail design from the parking area to the river side.

HANSON HISTORICAL COMMISSION/CPC-RELATED OLD BUSINESS

Tom said there was no historical commission/CPC-related old business to report.

OTHER OLD BUSINESS

John said that while there are still outstanding issues to discuss concerning the Thomas Mill, the topic should be added back to the agenda. Tom agreed, but noted that it can be discussed during the Budget/Finance topic of this meeting as the Thomas Mill outstanding balance is itemized on the project summary report that was distributed.

New Business (resumed)

HANSON HISTORICAL COMMISSION/CPC-RELATED NEW BUSINESS

Tom said that he had no new Hanson Historical Commission/CPC-related business to report.

OTHER NEW BUSINESS

Tom said he had no other new business to discuss.

Approval of Minutes

Teresa made a motion to approve the minutes of the July 11, 2018 meeting, which was seconded by Phil. The motion was approved 8-0-0.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Chairman's Report

BUDGET/FINANCE

Tom referenced the aforementioned updated project summary report for fiscal year 2019 from Todd Hassett. He said that after town meeting, the committee can re-address any outstanding project funds to close out.

Tom said that he confirmed with Todd that it will be allowable to pay for services from Wessling Architects for a study of the Bonney House with 2018 encumbered CPC administrative funds. He stated that he has also confirmed with Wessling that the quote provided for the study earlier this year remains valid. Tom said that he will be in touch with Mike McCue on this matter.

OTHER

In response to Patty, Tom said that the only article that will move forward at town meeting will be the one concerning the Plymouth County Hospital park.

Adjournment

Patty made a motion to adjourn, which was seconded by Allan, and approved unanimously 8-0-0. The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee