

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”)
Selectmen’s Meeting Room, Town Hall
Minutes for October 13, 2021

Call to Order/Roll Call

Chairman Tom Hickey called the meeting to order at 7:04 PM.

Members Present: Tom Hickey, Chairman and Member-At-Large
Patty Norton, Member-At-Large
Teresa Santalucia, Housing Authority
John Kemmett, Vice-Chairman and Planning Board
Phil Clemons, Conservation Commission

Members Absent: Karen Howes-Duclos, Member-At-Large
Diane Cohen, Member-At-Large
Allan Clemons, Historical Commission
Eric Olson, Parks & Fields Commission

Chairman’s Update

Tom referenced the recently distributed expenditure report from Todd Hassett, noting that the Committee voted in May to close out the Housing Production Plan. Tom said that Mr. Hassett has been notified of the closure, but not in time for its reflection on this report. Tom also reviewed CPA account balances that were obtained today: Open Space \$21,506; Historic \$175,889; Housing \$270,223; and Undesignated \$1.47M.

Minutes

MOTION by Phil, seconded by Patty, to approve the minutes of the June 9, 2021 and Oct. 4, 2021 meetings. Voted 4-0-1.

MOTION by Patty, seconded by Teresa, to approve the minutes of the August 11, 2021 meeting. Voted 3-0-2.

Old Business

- a. UPDATES ON EXISTING CPA PROJECTS
 - i. **Camp Kiwanee North End Cabins** – Tom passed over update of the Camp Kiwanee cabins due to Diane’s absence.
 - ii. **Bonney House Rehabilitation** – Tom passed over update of the Bonney House rehabilitation efforts.
 - iii. **Thomas Mill Conservation Restriction** – Phil reported that the survey of the Thomas Mill is complete, with Tom acknowledging that he is in receipt of the invoice. Phil said that now the bounds of the property need to be set and that work is underway. Phil stated that its cost is expected to be less than \$3,000, and should be complete quite soon. He said that achievement of these items will pave the way for finalization of the conservation restriction by Wildlands Trust.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

- iv. **Botieri Field/Town Forest** – Tom said his last information concerning the Botieri Field/Town Forest project was according to Eric, who said that there is some other work being considered by Parks & Fields that would qualify under this project. Tom said that Eric can provide an update at a future meeting. There was some discussion about the recently completed entrance to the Town Forest that is often blocked, and the ongoing efforts to prevent entrance inaccessibility going forward.
- v. **PCH Park Engineering Plan** – Phil said that he has nothing to report on the PCH engineering plan at this time and that the Reuse committee is expected to meet at the end of this month.
- vi. **Sleeper Preserve Project** – Phil explained that the title work for the Sleeper property has accelerated due to expansion of the seller's legal team and completion of the acquisition is expected in early 2022. He said that the grant is valid until June.
- vii. **PCH Trail Grant Match** – Phil stated that there had been some delay concerning the trail grant in that it was discovered that the contract to accept the grant was not signed in 2020, which he says has now been remedied. He added that the grant deadline is the end of 2022, and significant progress is expected on the trail throughout the year.
- viii. **Historical Markers** – Theresa said that there have been delays in the historical markers project related to the recent turnover of town administrator and highway directors, but is optimistic that the project can be completed by summertime.
- ix. **Little Cedar Swamp** – Phil reviewed that Special Town Meeting voted to proceed with the acquisition of Little Cedar Swamp. He said that they await certification of the town article, which will then allow the process to move forward.

New Business

a. REORGANIZATION

Tom explained that the Committee needs to reorganize for the current fiscal year through June 30, 2022.

MOTION by Phil, seconded by Patty, to nominate Tom Hickey as the CPC Chairman. Voted 5-0.

MOTION by Patty, seconded by Teresa, to nominate John Kemmett as the CPC Vice-Chairman. Voted 5-0.

b. REVIEW OF SPECIAL TOWN MEETING ARTICLES

Tom announced that the CPC turf article #9 was passed over at Special Town Meeting and there will be no action on that topic until he hears word from Parks & Fields for additional conversation. Phil commented on the important legal research necessary and surely ongoing in regard to turf fields and CPA eligibility.

Tom reiterated Phil's update that the Little Cedar Swamp article passed.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

c. DISCUSSION OF PUBLIC FORUM

Suggesting a public forum in December, Tom outlined that one way to encourage ideas for future projects would be to ask CPC members (non-at-large members) who are affiliated with a town board to open discussion among their board as to projects or initiatives that they anticipate might involve a CPA application in the future. He reviewed that boards represented are Historical Commission, Parks & Fields, Planning Board, Housing Authority and Conservation Commission.

Committee members expressed support of this and engaged in some discussion. John drew attention to the Planning Board's Master Plan and other board plans, stating that the CPC should be incorporated into them.

Tom summarized from discussion that the Committee will seek to archive all town plans to the CPC web page as applicants will likely reference one or more of the plans; and the plan for a December forum to brainstorm future potential CPC project ideas, with board-affiliated CPC members obtaining feedback ahead of time from their boards. Tom said that those ideas would be compiled into a document for the benefit of forum discussion.

John expressed that CPC-funding potential aligned with the town's capital matrix for capital improvements is under-utilized. Patty explained that in November the Selectmen's office submits to department heads a request for a list of what they anticipate needing in the next year or more. Patty said that subsequently the Capital Improvements Committee (CIC) interviews each of the respondents about their requests. John voiced that anticipated CPC-funded projects should be on the capital matrix to raise awareness to the town. After discussion, Tom suggested that this Committee obtain a copy of the current capital improvements matrix to examine at a future meeting and perhaps invite a representative from the CIC to the December CPC meeting.

d. BOTIERI FENCE APPLICATION

Tom said that there is no follow-up application as yet concerning the proposed replacement of the Botieri fence that had previously been submitted by Hanson Little League. Tom said that he has, however, received an email from Adam Valcovich in response to the Committee's feedback to him after its review of his Part A application. Tom said he will review the communication again and suggested that the topic appear on the next agenda.

Tom said that CPA eligibility guidelines stipulate the replacement of a fence, but not a repair, and there had been question of ownership of the land where the proposed fence would be placed. Tom added that the Committee's assumption upon first review had been that the current fence divides two separate pieces of property.

In discussion of the application that was submitted, there was comment about the application submission process and the Committee's need to vet a preapplication, perhaps by a subcommittee, for missing information or incompleteness, prior to its presentation to the full Committee. There was additional comment about this occurring prior to the applicant being invited to speak on the application's behalf. Phil supported an initial Committee discussion of a preapplication to determine eligibility.

Tom stated that he will bullet a protocol for an application submission for discussion at the November meeting, scheduled for Nov. 10.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Adjournment

MOTION by Phil, seconded by Patty, to adjourn the meeting. Voted 5-0. The meeting was adjourned at 8:19 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee