

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”)
Selectmen’s Meeting Room, Town Hall
Minutes for June 8, 2022

Call to Order/Roll Call

Chairman Tom Hickey called the meeting to order at 7:00 PM.

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

Others Present: Pepper Santalucia, Parks & Fields Commission Representative
Frank Milisi, Recreation Commission Representative, 604 Brook Street
Lee Gamache, Town of Hanson Assessor

Chairman’s Update

Tom mentioned
for members the modifications that have been made to the CPC application guidelines, Part A and Part B, replacing the names of members with a general statement of the committee make-up. He said that the new documents will be placed on the website.

Tom stated that he will be signing-off on an invoice to Whitman Hanson Express for the two-week publish of the public notice for tonight’s public forum.

Minutes

MOTION by Patty, seconded by Teresa, to approve the minutes of the April 13, 2022 meeting. Voted 7-0-1.

New Business

- a. PART A APPLICATION FROM HANSON 200TH ANNIVERSARY COMMITTEE RE: COUNTY MAP RESTORATION

Tom acknowledged receipt of the Part A application from the 200th anniversary committee in coordination with the Assessor’s office and the Hanson Historical Commission for restoration of a county map. He stated that the applicant is aware of the Part B application to be submitted to the Committee for vote prior to consideration at Town Meeting.

Teresa noted her willingness to work with the Applicant as a CPC-liaison on the next phase of their application.

Patty offered that the Applicant may want to incorporate a “cushion” into their amount requested to account for cost fluctuations.

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In response to question by Town Assessor Lee Gamache concerning timing, Tom said that this Committee potentially makes a recommendation on a project then would await Town Meeting approval, which in this case would be October at the earliest.

Ms. Gamache explained that when an item is restored, it is generally accompanied by an electronic version of the finished product, which can be posted on the Town website, for example, in addition to physical display at Town Hall.

MOTION by Patty, seconded by Diane, to accept the Part A application for the map restoration.
Voted 8-0-0.

b. CPC PUBLIC FORUM

Tom read through the introductory section of the prepared public forum documentation, and reviewed the historical, recreational, open space and housing projects that are in-progress and/or completed. Noting the completed Community Preservation Plan, Tom expressed the hope that it will be the basis for conversation and feedback at this evening's public forum.

Tom asked Committee members who represent another Town board/commission to share feedback that they may have received concerning future projects that potentially could be CPC-funded.

Housing Authority

Teresa spoke on behalf of the Housing Authority and reported that they have been discussing priorities and ways in which they could utilize CPC funds. She said they have identified potential projects, including one relating to LZ Thomas and a housing project in an historic building on Main Street, and intend to bring a proposal to the CPC, to be followed by a CPC application. Teresa stated that they are also discussing opportunities to create new affordable housing.

Conservation Commission

Phil stated that the Conservation Commission seeks to fulfill the goals of the Open Space and Recreation Plan (OSRP) and make those goals more accessible to the public. He cited as an example the 200-mile Bay Circuit Trail and Greenway that is a connection of significant open spaces parcels from the north shore to the south shore. Phil said that while several miles of the trail go through Hanson, there is a gap within the town, and Conservation seeks opportunities to purchase land that would fill in that gap.

Phil explained another of the OSRP goals is to continue to prioritize land protection in terms of watershed integrity and protection.

Phil said that Conservation wants to continually improve public access to open spaces and educational information about those properties.

Historical Commission

Allan outlined that the Historical Commission seeks to 1) install the new water wheel at Thomas Mill as soon as the water level recedes, 2) complete the interior renovations of the Bonney House, which have been delayed due to COVID-19, 3) eventually move the schoolhouse, the cobbler shop, Hearse house and two-holer up to High Street as an historic park, and 4) support a demolition-delay bylaw.

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Planning Board

John said that among the goals of the new Town Planner is to create an economic development plan for Main Street as well as develop plans to improve the use of the properties that the town owns. John said that Mr. De Frias was unable to attend this meeting but would like to present his plans at a future meeting.

Public Comment

Pepper Santalucia introduced himself as a member of the Parks & Fields Commission (P&F), and stated that while P&F does not currently have representation on the CPC, he is present tonight to share some of their recent discussions and plans.

Mr. Santalucia reviewed that they recently obtained a \$200,000 earmark toward middle school field improvements. He said that they are currently in talks about approaching the CPC before the October town meeting about matching funds to assist with the middle school field renovation.

Mr. Santalucia said that there is also focus by P&F on school fields, including Indian Head, for playing space.

Mr. Santalucia noted the recent proposal by the Town Planner to address, in part, the need for fields in town by moving the Botteri Fields to the Maquan School property and include other sport fields there. He acknowledged that this would be a years-long project if it were to move forward.

Allan pointed out that the CPC is not allowed to provide funding toward artificial surface fields.

Frank Milisi, Chairman of the Recreation Commission, stated that the biggest project that they would like to complete is a study of the historical gatehouse, also known as the caretaker's cabin, to provide a renovation assessment. He said they will be sending an application for the study to the CPC in the near future.

Continuing with comments about Camp Kiwanee, Mr. Milisi cited that the cove needs to be returned to its natural state, i.e, erosion control, trees planted and work on the bath house. He said that he would expect an application to the CPC on that topic this year.

Speaking as a citizen of Hanson, Mr. Milisi said that he supports renovation of the park on Hancock Street, citing the poor condition of the basketball court and baseball field and the need for playgrounds in town in order to provide a safe recreation space. Tom noted the parcel of land adjacent to the park that had been donated to the town by Don Ellis some years ago. Tom also referenced past conversation by this Committee that CPA investment in parks and fields needs to be matched with a town plan to maintain it.

Responding to question by Mr. Milisi, Tom said that a CPC application can be submitted by a private citizen, however, the CPC application requests that the applicant indicate to which town board or commission the project aligns to assure their support.

Tom commented for those attending that the CPC is a nine-member committee with a current vacancy in the position of Parks & Fields representative.

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Mr. Milisi asked why the Recreation Commission is not officially represented on the CPC. John answered by saying that when the CPC was established in Hanson, an offer was made to the Recreation Commission for representation on the Committee but it was declined. John continued to say that the CPC does, however, encourage members of Recreation to serve in an at-large capacity on the committee, of which it currently does have. There was some discussion that the make-up of the CPC could be revisited in the future.

Mr. Santalucia noted from review of the 2016 Community Preservation Plan the priorities listed for each area and asked if there is a sense of prioritization across those areas other than addressing applications as they are received. Tom acknowledged that there is currently no overall plan for prioritizing projects, but did say that the Committee engages with town boards who developed other town plans to know their goals and priorities.

Mr. Milisi said in response to question that the Recreation Commission does not have a formal plan as yet and intends to develop one as they are able. John pointed out that the CPC may be able to assist with the cost by way of its administrative funds.

Responding to comment by Allan concerning the coordination of CPC sports initiatives in town, Mr. Santalucia stated that Parks & Fields has recently sought out representatives from each of the sports groups and it now includes persons from nearly all the sports.

There was some discussion about the Capital Improvements Matrix, with John saying that it is important for proposed CPC projects to be on the matrix, and that it is an underutilized tool for informing the public of the town's needs. Teresa commented that the matrix excludes certain groups and therefore is not representative of all town-owned property. She expressed the hope that it becomes more all-encompassing going forward. Tom added that the CPC has remarked in the past that a project's absence on the matrix can be a burden for convincing the CPC of its importance.

c. COMMITTEE REORGANIZATION

MOTION by John, seconded by Teresa, to nominate Tom as chairman for the new fiscal year.

Tom stated that he wishes not to be nominated as chairman. John withdrew his motion.

Tom requested nominations for chairman. There were no nominations.

MOTION by John, seconded by Teresa, to table committee reorganization until the July meeting.
Voted 8-0-0.

Adjournment

MOTION by Patty, seconded by Diane, to adjourn the meeting. Voted 8-0-0.

The meeting was adjourned at 8:21 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee