

Town of Hanson  
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”)  
Selectmen’s Meeting Room, Town Hall  
Minutes for September 14, 2022

Call to Order/Roll Call

Chairperson John Kemmett called the meeting to order at 7:00 PM.

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

Members Absent:        Diane Cohen, Vice-Chairperson and Member-At-Large  
                                 Tom Hickey, Member-At-Large

Others Present:         Frank Milisi, Recreation Commission  
                                 Kurt Tarvis, Historical Commission  
                                 Roger Means, Camp Kiwanee Facilities Manager

Documents:             Draft August 10, 2022 CPC Meeting Minutes  
                                 Camp Kiwanee Work List August 2022 (Prepared by Roger Means)

Chairperson’s Update

John said that he had a good discussion with Rich Broulliard from the Housing Authority concerning the LZ Thomas and expects more discussions going forward.

Minutes

MOTION by Patty, seconded by Teresa, to approve the minutes of the August 10, 2022 meeting. Voted 5-0-1.

[John asked that the New Business Camp Kiwanee Cove discussion be brought forward now since there are guests present.]

New Business

DISCUSS IMPROVEMENTS TO CAMP KIWANEE AND CRANBERRY COVE

Frank Milisi, Chairperson of the Recreation Commission, explained that the Commission’s priority is the cove. He said that they want to get the cove back to its former glory and is looking for the CPC’s assistance in doing so. Mr. Milisi said that the goal is to have everything place so that there could be a fall [2023] renovation of the cove. He described that the renovation would entail storm water management and landscape design, naming a few.

Teresa offered her assistance to Recreation with completion of an application or as another resource.

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There was some discussion of ground wasps that have been an ongoing problem at the cove, with Mr. Milisi stating that proposed improvements to the cove will include re-introducing native trees that will hopefully help mitigate the bee problem.

Phil noted that work done at the cove over the last 30-40 years to improve the cove experience has made the stormwater situation worse. He cited Conservation's interest in being involved with the stormwater improvement planning. John noted that the planning board is the regulatory body for stormwater management and suggested Mr. Milisi reach out to the Board's chairman, John Campbell, or the Town Planner for guidance on the stormwater process.

There was some discussion of Recreation utilizing CPC funds for a stormwater study of the cove. Mr. Milisi asked that if the CPC supports doing so, pending town meeting approval in May, could Recreation be allowed to front the money prior to town meeting, and then get reimbursed later. John emphasized the risk in doing so in the event the article does not pass at town meeting. Teresa noted that it should be looked into ahead of time. John suggested they move forward with preparing a Part A application, offering his assistance as well.

Mr. Milisi said he will be speaking soon to Rep. Cutler to inquire about grants.

John said that he will add this topic to the next meeting's agenda, looking forward to a possible Part A at that time.

#### Old Business

#### UPDATES ON EXISTING CPA PROJECTS

**Camp Kiwanee North End Cabins** - Roger Means, Camp Kiwanee Facilities Manager, distributed a list he had prepared of work that currently needs to be done on the North End cabins. John reviewed that a warrant article had been approved some years ago covering specific renovations to the north end cabins and said that the current list includes some items that would be outside of the scope of the original article.

John offered to review the list in detail with them to ascertain what would be allowed. He said they have the option of returning the balance remaining on the cabins and re-writing a new article that would encompass their present needs. John said he would have to discuss that process with the Town Administrator.

Teresa remarked that CPC monies can be used for replacement and rehabilitation, but not maintenance.

Phill responded to question from Mr. Milisi, saying that the warrant article has \$26,738.18 that has been unspent according to the report he was reading., with Teresa saying that the original article was \$50,000.

**Bonney House Rehabilitation** - Teresa stated that Kurt Tarvis has been working hard lately, on behalf of the Hanson Historical Commission, to secure contractors who can provide bids for a rehab of the entire Bonney House. John suggested as an option that they request funds from the CPC to hire an historical architect to create a document with recommendations for all that remains to be done. John said those professionals often have contractors whom they can recommend to do the work. Mr. Tarvis said he will bring that information to the next Commission meeting for discussion. Phil noted that the funds remaining for the Bonney House project are \$10,766.77.

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**Thomas Mill Conservation Restriction** - Phil said that while all documents have been completed and forwarded, the state has not made their decision yet on whether to approve the Thomas Mill conservation restriction.

**Boteiri Field/Town Forest project** - Phil reported no update on whether Parks and Fields has any use for the remaining \$14,712.41 of project funds, citing that the town forest portion has been complete for some time. John stated that Adam Valachovic has been voted by Parks and Fields as their representative to the CPC.

**PCH Park Engineering Plan** - Phil said that he does not have enough information to say whether it would be appropriate to close the PCH Park Engineering Plan project at this time, saying that he was unable to attend their last meeting. He did say that they are expected to meet next week.

**Sleeper Preserve Project** - Phil explained his understanding that the purchase of the Sleeper property is complete and the sellers have been paid, but believes that the Town Accountant is waiting for the actual receipt of the \$200,000 state grant that is paying for most of the purchase. He said also that he does not know if there has been an expenditure of the \$98,000 CPC matching portion. Phil said the Town has owned the property since June 28.

**PCH Trail Grant Match** - Phil reported that the primary contractor for the Plymouth County Hospital Trail has been working over the last two weeks and made progress constructing the trail—re-discovering old hospital service roads along the way. Phil said he expects a trail there before winter.

**Historical Markers** - Teresa said that there has been some progress with the financing portion of the historical markers project, but no other update to report.

**Botieri Fence Replacement** - There was no one present to deliver an update on the Botieri Fence Replacement project.

#### HOUSING AUTHORITY LZ THOMAS APPLICATIONS

Teresa stated that no warrant article will be sought for this fall's town meeting concerning the LZ Thomas. She said that focus will instead be on preparing three Part B applications for submission to the CPC ahead of the spring town meeting.

John said that he met with the Housing Authority and reviewed his concerns with the proposed LZ Thomas projects. He noted also that the comments from Diane were delivered to them. John said that if any other members have comments on the Part A applications that were previously presented to send them to Shirley.

#### HANSON CPA SURCHARGE DISCUSSION

John said that he has compiled a list of communities who have attempted to increase their CPA surcharge and whether it was a success or failure. He said that he is making an effort to reach out to those communities, and perhaps Stuart Saginor from the coalition, to find out what they might have been up against in their efforts.

Kurt Tarvis asked if the surcharge is the same for commercial and residential properties. John said he will look in to it.

#### Adjournment

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Members noted that the next meeting will be on Oct. 12.

MOTION by Teresa, seconded by Phil, to adjourn the meeting. Voted 6-0-0.

The meeting was adjourned at 8:03 PM.

Respectfully submitted,

Shirley Schindler, Clerk  
Community Preservation Committee