

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”)
Selectmen’s Meeting Room, Town Hall
Minutes for January 11, 2023

Call to Order/Roll Call

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

[The meeting is being audio recorded.]

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

Others Present: Noelle Humphries, NeighborWorks Housing Solutions
Pepper Santalucia, Hanson Youth Soccer/Parks & Fields
Laura FitzGerald-Kemmett, Town of Hanson Selectperson

Documents: Draft Dec. 14, 2022 CPC Meeting Minutes
Financial report as of Nov. 30, 2022 from Accounting Dept.
Copy of DCHD Memo dated 5-30-2013 & CPA Chart (provided by Noelle Humphries)
Parks & Fields Part A application for HMS Soccer & Football fields (dated 1-10-2023)
Conservation Part A Application for potential CR funding
Draft list for member binders

Chairperson’s Update

There was no update by the Chairperson.

Minutes

MOTION by Adam, seconded by Patty, to approve the minutes of the December 14, 2022 meeting. Voted 8-0-1.

Old Business

UPDATE ON EXISTING CPA PROJECTS

Camp Kiwanee North End Cabins – There was no update on the Camp Kiwanee North End Cabins.

Bonney House Rehabilitation – Allan stated that plans to continue with the Bonne House rehabilitation have been on hold until further notice due to the recent break-in. In response to John’s question about using remaining CPC funds, Teresa reviewed that the Historical Commission decided

Town of Hanson
542 Liberty Street, Hanson, MA 02341

upon a comprehensive approach for completing the Bonney House. She noted recent contact made with Sen. Brady and Rep. Cutler in order to facilitate access to state funds that may become available.

Thomas Mill Conservation Restriction – Phil said that he is not as yet able to report the completion of the Thomas Mill conservation restriction, but is hopeful that it will be by next month.

PCH Park Engineering Plan – Deferring to chair and vice-chair of what is now known as the High Street Park Committee, Phil said that he has no change to report on the PCH Park Engineering plan.

PCH Trail Grant Match – Phil repeated from the last meeting that the trail grant deadline has been extended until December 2023. He said that the final 15-20% of the trail remains to be completed.

Historical Markers – Teresa had no update to report on the historical markers project.

UPDATE ON CAMP KIWANEE COVE PREAPPLICATIONS

Diane reviewed her understanding that before a vote took place on the Camp Kiwanee/Cove preapplications, there was going to be a site review of the requested work to be done with a subsequent report back to the Committee. Diane said that she and John visited the camp and were shown the beach area in question. She shared that a Committee discussion should continue.

Phil informed the Committee that Conservation is working with Frank and Dori on the landscape design piece.

John commented that the preapplication for the stormwater study needs to be compared against the CPA criteria matrix to know if the CPC is allowed to finance it. He clarified to Tom that the matrix would be the chart appearing on Appendix B of the CPC application [Guidelines] and further affirmed that four separate Camp Kiwanee pre-applications have been previously presented to the CPC for individual review. John stressed that all preapplications received by the CPC adhere to the same matrix review.

Phil referred to the CPA legislation by saying that the Open Space definition includes watershed land, fresh water, wetlands; river, stream, lake and pond frontage; and lands for recreational use, noting that those categories do apply to this property.

Diane commented on the Zoom call that she and John recently had with Stuart Saginor saying that Stuart emphasizes that the spirit of community preservation is to create. Diane said that her opinion from their conversation would be that the Camp Kiwanee landscaping Part A application can be correctly categorized as preservation and not rehabilitation. Teresa cited CPA language supporting rehabilitation of outdoor recreational facilities to make them more functional, saying that “rehabilitation includes the replacement of equipment and other capital improvements to the land or the facilities thereon, making them more functional for the intended recreational use.”

In discussing Part A applications in general, John explained that by accepting the Part A, the Committee is acknowledging that it is a project that they can support, but they may need more information in the form of a Part B. Tom added that the Part A process should include fitting the project into the CPC matrix—making sure that it is in-bounds for eligibility although there may be discrepancies at this point. He said that the Committee may want to consider adding the matrix to the Part A application.

Shirley said that she will reach out to Frank Milisi for a status on where he stands with the Part B applications.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Teresa recognized the lack of other sources of funding on the Part A applications. She did note that there was mention of potential ARPA funds.

There was discussion on determining the reserve accounts from which the various projects would be taken and adequate allocation given the potential for seven projects presented at Town Meeting. There were comments that the Camp Kiwanee playground might be suitable as a second-phase project.

MOTION by Diane, seconded by Patty, to accept the four (4) Part A applications from Camp Kiwanee regarding the stormwater, landscaping and the playground, but that those applications that reflect the rehabilitation category be amended to the preservation category. Voted 9-0-0.

Shirley was asked to communicate the acceptance of the applications back to Frank. Diane said that she will speak to Dori.

[The agenda was re-ordered at this point to accommodate the guest in attendance.]

UPDATE ON HANSON GROUP HOME PART B APPLICATION

Teresa recused herself from the Hanson Group Home Part B application discussion and stepped out of the room.

It was acknowledged that the Part A application for the Hanson Group Home project was previously accepted by the Committee.

Noelle Humphries, representing NeighborWorks Solutions, reviewed that the Hanson Group Home was built in the 1990's on West Washington Street and consists of eight (8) units providing housing for mentally and physically disabled individuals. She said that the organization that she represents owns and developed the real estate.

Ms. Humphries said that they have had financing on the property at 9% since it was built and that their organization has infused considerable amounts for improvements over the years. Ms. Humphries added that rent increases on the units are limited yet expenses continue to increase. She said that their goals are to refinance the property at a more desirable interest rate and perform much-needed improvements.

Ms. Humphries continued, saying that guidance from the DHCD suggests that they could qualify for community preservation funding of existing housing by utilizing the preservation of community housing criteria if it is used for siding, roof replacement, or other elements that would ensure structural integrity.

John remarked that the guidance that Ms. Humphries cites from DHCD is their opinion and not the legislation. John also stated that while he is supportive of affordable housing initiatives, he expressed hesitation with their attempt to secure preservation funding while one might think it should have been maintained on its own.

Ms. Humphries responded to John to say that some of the older affordable housing properties end up in situations like this, where they operate at close to break-even, especially an eight-unit property such as this one.

John expressed the opinion that probably 80% of town residents may not be supportive of using town funds to help out a private entity. Ms. Humphries responded that it would depend upon how much the town needs and wants to support community housing.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

In response to Diane, Ms. Humphries said that the mortgage maturity on the property will be in 2032. She said she is not certain what would happen to the house when both the mortgage and agreement expire, but did say it's possible it could be sold. She added that their mission is to provide housing, and she would find it difficult to believe that they would walk away from the house.

Answering to Tom, Ms. Humphries said that the \$55,000 requested for the project may have been the amount that they initially intended to request for accessibility work. She said that when they shifted their request to exterior components, they may have kept the same figure, which would fill the gap in funds that they require. Ms. Humphries said that structural repairs would be more costly than accessibilities repairs.

Concerning local support, in response to question from Tom, Ms. Humphries explained that they generally need some kind of local support for a project and do so in this case. She said that the requirement is likely not tied specifically to the \$55,000, but rather a gesture, preferably financial, showing that the town is in support of the project. Ms. Hmphries said that DHCD commonly looks to CPA funding for that support.

John asked Ms. Humphries to explain what happens to the \$55,000 of CPC-provided funds if they sell the property in eight years. Ms. Humphries said that she would expect for the \$55,000 to be part of the new project transaction at which time there would be a restriction put on the project by DHCD. She said that even if the property were to be sold, that restriction would carry forward with the property. John asked Ms. Humphries to send a boiler plate wording of that restriction.

Phil commented by contrasting housing with open space, saying that a state investment in open space is meant to be in perpetuity. He noted that land is more permanent than housing. Whereby community preservation is the "preservation of the community", Phil said that housing is more fragile than land and it is unknown how long it is preserved.

John said that the Committee needs more time to consider this application. John asked Ms. Humphries to send them a life expectancy of the proposed renovations. She said that she will also confirm the maturity date.

Ms. Humphries said she will follow-up with Shirley whether the Committee wants her to come back for the next meeting.

Teresa returned to the meeting.

PARKS & FIELDS PART A APPLICATION FOR HMS SOCCER AND FOOTBALL FIELDS

CPC Member Adam Valachovic, representing Parks & Fields, said that he is presenting a revised Part A application for the HMS soccer and football fields to now reference the original design plan for the middle school. He noted that the design depicted two "athletic fields." Adam re-capped that Parks & Fields was awarded an earmark of \$200,000 with assistance from Sen. Brady's office in order to create new soccer and football fields at the middle school. He said the project is primarily focused on soccer and football, since there is currently no soccer playing field for the higher-level grades in town and because there has never been a grass football practice field. Adam said both soccer and football have made contributions toward the project.

Adam reiterated that Parks & Fields has confirmation that the current maintenance plans for mowing of the fields will be continued if this project moves forward. He added that the Parks & Fields cost for fertilization and irrigation will fall in line with their current budget. Adam cited his belief that the project would fit into the CPC matrix.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Teresa said that she has reviewed a Department of Revenue 2019 informational guidelines release that she can share with members. She said it describes land for recreational use pursuant to 44(b), active or passive, and provides a list of items allowed for recreational use. She said she believes the information would be helpful to the Committee in determining to which category a project would fall.

John remarked that he would ask that the applicant add to their project a sign recognizing the Community Preservation Committee for its contribution. He also expressed that he would be in favor of a walking trail around the perimeter of the field—a simple trail perhaps with stone dust—with Committee members commenting that it would broaden the usefulness of the field and make it more community inclusive. John stated that he believes that the walking trail would add to the appeal of the field when brought before town meeting.

Pepper Santaclucia from Parks & Fields stated that since the access to the field from the parking area is a grassy hill, they have asked their field designer to include stairs—an entryway to the field—which would be an appropriate place for a sign.

MOTION by Tom, seconded by Diane, to accept the Part A application from Parks & Fields for the construction of soccer and football fields at Hanson Middle School. Voted 9-0-0.

Phil said that since the fields are surrounded by wetlands, Parks & Fields should communicate with the Conservation office when the plans are more specific.

Responding to John's question about a timeline, Adam said that the hope is for Town Meeting approval in May with construction commencing as soon as possible afterward.

UPDATE ON HANSON HOUSING AUTHORITY LZ THOMAS APPLICATIONS

Shirley said she will update Teresa from the minutes on where the discussion of the LZ Thomas applications left off. Teresa said she is working on the Part B's with Richard Brouillard. She said they are hoping to have the applications ready by next meeting. Teresa said that she may coordinate a Zoom call with John and Tom to get feedback on what she has prepared.

John described that that the CPC voted not to provide funding for an LZ Thomas project years ago in part because historical work funded by the CPC has to abide by the Department of Interior. John cited in particular that the DOI says that if windows can be restored, they should be, and to replace them requires evidence that they are beyond repair.

There was some conversation regarding what has transpired since the LZ Thomas applications were submitted some months ago. John said that he recalls that he asked Richard Brouillard to substantiate with the Department of Interior that what they are requesting is sufficient to satisfy them.

Teresa affirmed to question by Phil that the Historical Commission will be voting on whether to support the LZ Thomas applications at their next meeting.

John stressed the opinion that someone needs to be in contact with DOI to know that the applications adhere to their requirements. While he agreed that it is not a CPA requirement prior to an application's approval, it brings awareness to the Committee of a problem that might arise going forward.

Unclear whether the Committee voted to accept the LZ Thomas applications when they were originally submitted, John asked that there be a vote tonight.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

MOTION by Teresa, seconded by Diane, to accept the three LZ Thomas Part A applications. Voted 9-0-0.

John commented that during his and Diane's conversation with Stuart, it was relayed that it should be clear what is restoration, general maintenance and repairs as these can be gray areas.

Select Board Member Laura FitzGerald-Kemmett made the suggestion that the Part B application cost take into account compliance with the Department of Interior. Tom added that doing so would be reinforced during the procurement stage when the specifications are written, holding the contractor to the same standards.

John said that it has been suggested to him that the architect on these types of projects be certified in historical restoration.

After comments about the various projects that the Committee is weighing, Tom said that there should be forecasting in order to analyze financials. He said that he will put together forecasting information for the next meeting using the applications in the queue and the current reserve balances.

Diane left the meeting at 9:00 PM.

HANSON CPA SURCHARGE DISCUSSION

The CPA surcharge was not discussed.

DISCUSS EDITABLE VERSION OF THE CPC APPLICATION

The editable version of the CPC application was not discussed.

New Business

CONSERVATION PART A APPLICATION OR POTENTIAL CR FUNDING

Phil explained that the Part A application in-hand represents the final step to complete the acquisition of the Sleeper conservation area project. Phil said it was recently made known that the conservation restriction endowment due to Wildlands Trust, in the one-time amount of \$11,070.38, is required to legally finish the project.

Teresa asked if the amount would be in perpetuity, noting mention of twenty years on the worksheet attached to the application. Phil said that he will pursue this with Wildlands Trust.

MOTION by Teresa, seconded by Patty, to accept the Part A application for CR funding on the Sleeper property. Voted 8-0-0.

MEMBER BINDERS

John explained that he thought it would be helpful if members had certain documents in a binder for reference during meetings. Shirley had provided a list of suggested additions to a potential binder.

Teresa mentioned that the Hanson Production Plan, Master Plan and Open Space and Recreation Plan are quite lengthy and wouldn't need to be a part of this binder since they are readily available online.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Tom said that a goals document prepared last year would be a good addition to the binder. Teresa also mentioned that she received a new CPC member manual and suggested its inclusion.

Shirley will look into getting binders and plan the work involved. Adam volunteered to donate binders that he has.

Next Meeting

The next meeting will be held on February 8, 2023.

Adjournment

MOTION by Phil, seconded by Tom, to adjourn the meeting. Voted 8-0-0.

The meeting was adjourned at 9:18 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee