

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Minutes for December 9, 2015

Next meeting will be 7:00 PM, Wednesday, January 13, 2016

The meeting was called to order at 7:04 P.M. Roll call of attendance was as follows:

Members Present: Laura Fitzgerald-Kemmett, Chairman and Member-At-Large
 Patty Norton, Vice-Chairman and Member-At-Large
 Tom Hickey, Member-At-Large
 Robert Overholtzer, Member-At-Large
 John Kemmett, Conservation
 Allan Clemons, Historical Commission
 Stephen Regan, Planning Board
 Kenny Mitchell, Parks & Fields

Members Absent: Robert Sears, Housing Authority

Minutes – John made a motion, seconded by Patty, to approve the October minutes. Members voted approval 6-0-2. John asked that the vote for the November minutes be postponed until the next meeting.

Chairman’s Report:

Laura informed members that she has asked Shirley to modify the CPC website to bring the completed project information up-to-date, with photos. The new town website went live this past week and each department/committee will be responsible for keeping their pages current. Laura would ultimately like all CPC information to appear on the town’s site, eliminating the need for the separate site that we now have. Shirley will contact Merry for instruction on modifying the town website for CPC information.

Outstanding Bills – Laura said that we are current on all bills—Botteri Field and Camp Kiwanee invoices have been paid for all work that has been completed so far.

Laura noted that the process for invoice payment is cumbersome since CPC is not a true town department. She and Merry have agreed on a new work flow that will hopefully result in bills being paid more quickly. In the future, those submitting bills will be asked to send them directly to Laura in pdf format.

Laura explained to members that for clearer record keeping, two separate Botteri Field invoices that had been submitted were combined into one.

Old Business:

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Thomas Mill – John said that he had no information to report concerning the Thomas Mill.

Bonney House – Allan reviewed the status of the Bonney House work. He said the front clapboards have been completed, pointing out that some were already stained, accounting for the current façade color differences. All front clapboards will eventually be re-stained. Allan said that the back side of the house is ready for the students to install shingles, but he does not have a timeframe for when that will be done.

Botieri Field – The Botieri Fields are complete. Allan believes that they may lay a walkway from the fields to the Town Forest, but is unaware of any specific plans.

Whitman-Hanson Recreation Area – Members explained progress that they had observed at the site of the Whitman-Hanson recreation area. John believes that the sports equipment is to be installed in the next week or so. Laura has not received any bills yet and will contact Bob Rodgers.

Camp Kiwanee – Laura briefly reviewed the completion of the north cabin roof work and that the remainder of the project is delayed until Jim is able to secure a contractor.

Plymouth County Hospital (“PCH”) – Laura asked Kenny for an update on the selectmen’s plan to inventory town-owned property to gauge its value as a possible revenue stream toward PCH demolition. Kenny said that the sub-committee charged with the task completed the inventory and determined that about 80% of the properties are not marketable and would at best generate \$300,000 if all were to be sold.

Since the estimated cost for demolition of the PCH hospital building alone is estimated to be in excess of \$1,000,000, there was further discussion about how the rest of the clean-up would be funded. It was generally agreed that as a foundational matter the property needs to be cleaned up before anything can be done on it. Stephen compared the project to that of the Weymouth Naval Station cleanup where the property was cleaned up first before plans were made for improvement. Laura asked what the Selectmen planned to do next about the property given that a commitment had been made to present the voters with three or four possible uses for the property from which they could pick their favorite. Kenny stated that he thought the Selectmen were going to develop a committee to compile the options from which voters would choose.

CPC members reacted to this information with concern, citing the nine PCH studies of the property that have been done over the years and the general lack of forward movement in any way. Many present pointed to the subdivision of the property according to present and future use (i.e., Bonney House historical village, Food Pantry, Water Department, conservation). The group generally expressed that CPA funds could likely be part of the demolition cost given the fact that housing, recreation and historical components all exist on the property. There was some discussion about the

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fact that if the demolition were paid for with CPA funds and the town subsequently decided to pursue an avenue that was not a permitted use of CPA funds, the town would merely be required to reimburse the CPA fund for the monies it spent.

New Business

Football/Soccer/Lacrosse Field – Linda Cole had originally scheduled to attend this meeting concerning the construction of a football/soccer/lacrosse field, but postponed until a later date. Laura anticipates that their attendance will be rescheduled for January.

There was some discussion of the recent completion of the Botteri baseball field, now followed by proposals by the softball and football/soccer/lacrosse groups. With multiple tentative requests relating to sports, Laura reiterated the need for CPC to establish guidelines when evaluating and recommending requests.

Softball Field – Laura has not been contacted further regarding the proposal of a new softball field. She believes that they are in the process of completing the pre-application.

Monponsett Playground – Laura has not heard anymore from Don Ellis about his Monponsett Playground proposal.

Smitty's Bog – As a frequent visitor to the Smitty's Bog area, Laura recently observed that a fence there was seriously damaged by alleged vandals. She said the area is a common walking spot among Hanson residents and has a parking lot and a boat ramp. Laura believes that CPA funds could provide improvement to the area.

Members described the need for signage to deter vandalism. John pointed out that the fence needs to be moved back and described issues with what are actually two boat ramps. Since it was agreed that this falls under the jurisdiction of the Open Space Committee, it was suggested that Phil [Clemons] be invited to talk with the CPC about the area in more detail.

Next Meeting

The next meeting was scheduled for Wednesday, January 13 at 7:00 PM.

Adjournment:

Patty made a motion to adjourn, which was seconded by Bob Overholtzer and approved 8-0-0. The meeting was adjourned at 8:20 PM.

Respectfully submitted,

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Shirley Schindler, Clerk
Community Preservation Committee