

Town of Hanson  
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”)  
Select Board’s Meeting Room, Town Hall  
Minutes for March 13, 2024

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  
Karen Howes-Duclos, Member-At-Large  
Michael Jones, Housing Authority  
Adam Valachovic, Parks & Fields Commission  
Phil Clemons, Conservation Commission

Members Absent: Allan Clemons, Historical Commission  
Diane Cohen, Vice-Chairperson and Member-At-Large  
Paul Cerra, Member-At-Large  
Tom Hickey, Member-At-Large

Guests Present: Tony DeFrias, Hanson Town Planner  
Frank Milisi, Recreation Commission Chairperson

Documents  
referenced: Draft December 13, 2023 and February 21, 2024 CPC Meeting Minutes  
Housing Production Plan Part B Application  
Financial report as of Mar. 12, 2024 from Accounting Dept.

Old Business

HOUSING PRODUCTION PLAN PART B APPLICATION

Hanson Town Planner Tony DeFrias was present with the Housing Production Plan Part B application and copies for members. Mr. Defrias reviewed that the Hanson Production Plan (HPP) assists Hanson in attaining its affordable housing goal as well as with grant funding. He said that he reached out to the Barrett Group, who prepared the original plan, and was quoted \$40,000 to prepare the update.

Since the last CPC meeting, Mr. DeFrias said that he spoke to the Select Board’s office and updated the placeholder article to \$50,000 [as the Committee had voted], noting that the application presented is in the amount of \$50,000. He stated that he has also reached out to the Old Colony Planning Council (OCPC) about a quote, who expressed that they are very busy and could not guarantee their availability. Responding to Mike’s statement that the OCPC prepared an HPP for Pembroke for no cost, Mr. DeFrias said he will inquire with them again.

John expressed that the information gathering process for updating the plan will afford the CPC an opportunity to influence its final result.

Phil cited procurement requirements that dictate multiple written quotes, while there is only one for this project thus far. Mr. DeFrias said he will continue to work toward additional quotes. John commented that he

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believes that the OCPC does HPP updates and has funding sources to pay for it. He suggested that this be researched.

Mr. DeFrias said also that through the One Stop program there is funding for housing production plans and he has submitted an expression of interest and awaits feedback. As a competitive grant, this funding, he said, would not be a sure thing and there would be a significant delay after the expiration of the HPP if the grant were to be awarded.

John stated that he believes the warrant article needs to incorporate language to include not only a request for CPC funding, but also the fact that funding is being sought elsewhere and if any is awarded, monies would be returned to the CPC. John asked Mr. DeFrias if he could ask that the placeholder article be re-worded in that manner. Mr. DeFrias said that he will speak to the Town Administrator about it.

MOTION by Phil, seconded by Adam, to support the Housing Production Plan project application as presented, pending the receipt of at least one additional written quote. Voted 5-0-0.

Mr. DeFrias noted that the Open Space and Recreation Plan is about to expire and he is researching funding opportunities for its update.

Mr. DeFrias also stated that he is looking into funding sources through the One Stop program for 228 High Street, the vacant building in front of the food pantry. He inquired if the CPC is able to provide a portion of funding toward the renovation of that building, as a supplement to a much larger grant that he is seeking. John stated that the intended purpose of the building would need to be known, among other questions, and suggested that Mr. DeFrias prepare a Part A application that the Committee could review. Mr. DeFrias said he will work on the Part A.

John asked Mr. DeFrias to send the additional HPP quote to Shirley for distribution to Committee members.

#### Chairperson's Update

John said he continues to work on the administrative funds issue to determine if the Committee will have additional monies available going forward.

#### Old Business

##### UPDATES ON EXISTING CPA PROJECTS

**Camp Kiwanee North End Cabins** – Recreation Commission Chairperson Frank Milisi was present to weigh in on the Committee's potential close of the North End Cabin project and re-write of a new article that addresses current needs.

Mr. Milisi noted that approximately \$18,000 remains available on the project and that they do have plans for its use, with John stating that their plans should come before the Committee to ensure that they are within the scope of the original article. John suggested that the discussion continue to the next meeting, with Mr. Milisi stating that he will get more clarification on their plans.

**Bonney House Rehabilitation** – In response to Mike's request for an update on the Bonney House, John asked Shirley to contact Tom to see if he can provide any new information.

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Minutes

MOTION by Mike, seconded by Karen, to approve the minutes from the Dec. 13 and February 21 meetings. Voted 5-0-0.

New Business

BINDERS

After some discussion about binder additions, Shirley said she will hole-punch future meeting materials so that members can insert them into their binders if they so choose. John also suggested that a document be prepared that would direct the reader to where various town plans can be located.

UPDATING 2016 COMMUNITY PRESERVATION PLAN

John said he will speak to Lisa Green about starting the bid process to locate someone who can bring the Community Preservation Plan up-to-date.

Next Meeting

The next CPC meeting will be April 10.

Adjournment

MOTION by Adam, seconded by Mike, to adjourn the meeting. Voted 5-0-0.

The meeting was adjourned at 7:45 PM.

Respectfully submitted,

Shirley Schindler, Clerk  
Community Preservation Committee