

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting/Open Forum
Minutes for April 13, 2016

Next meeting will be 7:00 PM, Wednesday, May 18, 2016

The meeting was called to order at 7:04 PM. Laura asked CPC members and the clerk to introduce themselves to the audience. Approximately nine guests were in attendance.

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

Members Absent: Stephen Regan, Planning Board

Printed Materials: Printout of CPC Open Forum Presentation (See Attachment A)

Laura began the Open Forum presentation with an overview of the Community Preservation Act (“CPA”). She reviewed Hanson’s adoption of CPA and the state’s match of collected funds. Laura described the role of the CPC and the CPA criteria that it uses for making recommendations. She went on to explain the future of CPA in Hanson and the CPC’s intention to hire a consultant who will work with Hanson stakeholders in order to ensure that all future uses of CPA funds are considered.

Laura began a summary of recent projects that the Town of Hanson has approved and have been completed or are near completion:

Botieri Fields/Town Forest Project - A combined effort of the Open Space Committee and the Hanson Baseball League to bring baseball fields up to Little League standards, survey the Town Forest and improve the parking lot.

Bonney House - An historical preservation project proposed by the Hanson Historic Commission and Hanson Historical Society to replace the siding and make internal structural improvements to the Bonney House. CPC member Allan Clemons reviewed the status of the work, with Laura clarifying that Allan saved the town a significant amount of money by securing Vo-tech students and volunteers to do much of the work.

Whitman-Hanson Regional High School Recreation Area - A new community recreational complex that will be located near the Whitman-Hanson High School, Laura shared a status of the project, provided by WHRHS Athletic Director, Bob Rodgers.

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Camp Kiwanee - A two-phase project to restore the North Cabins, Jim Flanagan was on-hand with photos to illustrate the 1st phase roof work that was completed last year and the 2nd phase door and step repair that will begin soon.

Lastly, Laura reviewed the current Hanson CPA financials; monies received since adoption (surcharge and state match); and current reserve balances for Open Space, Historic Resources, Community Housing, budgeted funds and undesignated funds.

As no funds have as yet been used toward housing, Bob Sears spoke about affordable housing projects that have been completed in area towns. At the end of the presentation, Bob shared some statistics concerning the number of communities that have adopted CPA and said that even Boston is considering adoption as a result of the success seen in other communities.

Allan shared that town records were restored with CPA funds and that a cemetery gravestone restoration proposal may be submitted in the near future.

Laura pointed out that CPC has been added to the town's new website and that the CPA pre-application can be downloaded from the site. For those present who might be interested in submitting a proposal, Laura reviewed the steps in the process.

Tom mentioned the Hanson 200th anniversary that is coming up in 2020.

Audience members shared their appreciation of CPC members who donate their time for the good of the community.

Next Meeting

The next meeting of the CPC will be held on Wednesday, May 18 at 7:00 PM, at the Town Hall.

Adjournment:

Patty made a motion to adjourn, which was seconded by Tom, approved 8-0-0.
The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee

Hanson Community Preservation Open Forum April 13, 2016

CPA Overview

- » CPA allows communities to create a local Community Preservation Fund for open space protection, historic preservation, affordable housing and outdoor recreation.
- » Community preservation monies are raised locally through the imposition of a surcharge of not more than 3% of the tax levy against real property, and municipalities must adopt CPA by ballot referendum.
- » The locally raised CPA money is then matched by the state.

Hanson CPA Overview

- » In 2008, Hanson voted to adopt CPA at 1.5%.
- » The 1.5% is not a pure tax it is a property surcharge amount. The surcharge is levied against the tax amount, not the value of the property. For example, a CPA surcharge of 1.5 percent on a real property tax bill of \$1,000 would be \$15, or 1.5 percent of \$1,000, per year.
- » The average Hanson taxpayer pays \$35 in a CPA surcharge per year.
- » Every Hanson taxpayer is exempt on first \$100,000 of taxable value of residential real estate. This exemption is automatically applied to residential property taxes prior to bills being issued by the city or town.
- » There are exemptions for families and individuals meeting the low income guidelines which are based upon the United States Department of Housing and Urban Development (HUD) area-wide median income figures. Generally, this would include persons and families whose annual income is less than 80 percent of the area-wide median income qualify as low income.

State Match Money

- » Every dollar Hanson raises in CPA funds is matched by state funds.
- » The percent of match varies from year-to-year. We have received an average of 33% match every year with a low of 26% and a high of 52%.
- » State funds are collected through surcharges at the Registries of Deeds on transactions in all Massachusetts municipalities.
- » Towns that adopt CPA bring these Registry of Deeds fees back to their town.
- » Once in a town's CPA fund, these funds are controlled exclusively by local residents, for local projects.
- » To date, Hanson has received over \$350,000 in state match.

Community Preservation Committee

- » The CPC researches the Town's needs, consults with committees that are knowledgeable about each of the community preservation areas, and gathers information from the public.
- » There are a total of nine CPC members. Five members are required to be drawn from the Hanson Housing Authority, Conservation Commission, Planning Board, Historical Commission, and Parks and Fields. The other four members are citizens-at-large positions appointed by the Board of Selectmen.

What Criteria Does the CPC Use?

- Must meet CPA criteria
- Must give taxpayers the biggest “bang” for the buck
- Must leverage other funding sources
- Must have support from local committees/boards/citizens

CPA Projects in Motion

1. The Botteri Field and Town Forest Renovation Project.
 - Notable collaboration between the Hanson Youth Baseball and the Open Space Committee.
 - Stated for completion in 2016 .
 - Will result in baseball playing fields that are up to the required national Little League standards and will also include a survey of the Town Forest and improvements to the adjoining parking lot.
2. Borney House Siding Project & Internal Structural Project
 - Proposed jointly by the Hanson Historic Commission and the Hanson Historic Society.
 - Work on siding is being performed by South Shore Vocational High School thus helping Hanson to realize a savings of over \$15,000.
3. Outdoor Recreation Area Project
 - To be completed by the end of 2016.
 - Located at the Whitman-Hanson Regional High School and open to the general public not just high school students.

The Future of CPA in Hanson

- Developing CPA Master Plan for Hanson using master plans and feedback from other relevant town committees and boards as well as survey results.
- Working with Parks and Fields to prioritize the many and sometimes competing needs of each of the youth sports groups.
- Working with Camp Kiwanee to prioritize their needs.
- Working with Hanson Historic Commission to get an inventory of historical properties completed.
- Working with Board of Selectmen to solve the Plymouth County Hospital use issue.

Current Hanson CPA Financials

- » Since we adopted CPA in 2008, we have received over \$1,430,000 in CPA funds
- » Over \$350,000 has been received in state match
- » Over \$1,080,000 has been received through CPA surcharge
- » The current Community Preservation reserve balances are:
 - » •\$ 92,856 Open Space
 - » •\$ 28,223 Historic Resources
 - » •\$135,223 Community Housing
 - » •\$137,000 Budgeted
 - » •\$714,278 Undesignated Fund Balance
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