

Town of Hanson  
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting  
Minutes for November 16, 2016

**Next scheduled meeting will be on Wed., January 11, 2017 at 7 PM**

The meeting was called to order at 7:04 PM. Roll call was as follows:

Members Present:	Laura Fitzgerald-Kemmett, Chairman and Member-At-Large John Kemmett, Planning Board Allan Clemons, Historical Commission Teresa Santalucia, Housing Authority Bob Overholtzer, Member-At-Large Phil Clemons, Conservation Commission
Members Absent:	Rob O'Brien, Parks & Fields Tom Hickey, Member-At-Large Patty Norton, Vice-Chairman and Member-At-Large
Guests	Roberta Cameron, Community Opportunities Group, Inc. (“COG”) Nancy Cappellini, Director, Hanson Public Library Corinne Cafardo, Trustee, Hanson Public Library Linda Wall, Trustee, Hanson Public Library Joanne Estes, Trustee, Hanson Public Library
Reference Material:	CPC pre-application from Hanson Public Library COG draft community preservation plan (print version)

Proposal by Hanson Public Library

As a scheduled guest, Laura asked library director, Nancy Cappellini, to introduce trustee members in attendance and to review the pre-application that she had passed out to members. Nancy spoke of their interest in expanding the library, in particular the history room, and digitizing the contents. They are hoping that CPA funds might partially support the project. Nancy stated that a feasibility study is in progress concerning a library expansion and noted a \$350,000 patron donation that they received last year, earmarked for the betterment of the library.

Laura stated that their request is actually two separate parts that must be evaluated separately for CPA eligibility; 1) the history room expansion, and 2) record digitization. Laura applied a CPA eligibility rubric to the proposed projects and felt that the room addition would not qualify, but record digitization would. Roberta felt that the committee should get more guidance as to CPA eligibility. Laura said she will contact Stuart for clarification.

Nancy stated that she has been in contact with the Digital Commonwealth, who will likely be able to provide assistance with that portion of the project.

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Allan reinforced the library's need for extra storage space to ensure adequate room for the safekeeping of historic items. John mentioned that the library may want to obtain an architect's needs assessment.

Laura asked Nancy if she has an estimate of the number of documents to be digitized and an associated cost. She said they do not at this time, with other trustees sharing that they need to do an inventory of what they have. Phil added that the extent of record digitization should be coordinated with other town groups who have a similar need to preserve historic artifacts.

John made a motion that the committee approve funding for the library's digitization of historic material, subject to specific details and costs outlined in a full application. The motion was seconded by Teresa and approved unanimously 6-0-0.

Laura directed the trustees to submit a full CPC application after they have gathered all of the necessary background information. This portion of the meeting ended at 7:25.

COG/CPC Community Preservation Plan ("CPP") Discussion

Roberta Cameron was present to provide an update on the CPP project. She pointed to the draft CPP that was circulated to members prior to the meeting. Roberta began by saying that the CPC online survey is ongoing and has been extended until November 27. John said that a Boston Globe piece about the project and survey will be published about Nov. 20 to draw attention to the CPC's need for community input. Roberta said a final draft of the plan will be completed after the survey period has ended.

Roberta said there have been about 100 survey responses so far. Laura asked if we know if all that were returned were unique responses. Roberta explained that a demographic profile was requested at the end of the survey, and the hope is that this would prevent multiple responses from individuals, but there's no guarantee.

Teresa asked where else the survey is being advertised. Laura said that it's been promoted on Facebook, the Whitman-Hanson Express and the upcoming Globe article.

Roberta asked members to share their CPP comments and suggestions. Laura said that the color she observed on the electronic copy for emphasis is lost on the black and white print version that members were viewing. Roberta said she may make modifications to the document that will take that into account.

John said that the Recreation Facilities table in the Existing Conditions and Resources section (page 13) does not mention the Camp Kiwanee function facility. Roberta said that it is mentioned in the text, but will clarify the table information better.

In the Goals and Priorities section of the document, Roberta said that she defined the goals for each program area. She refined the list of projects based upon feedback and identified priorities as high, medium and low.

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John commented on the historic priorities table (page 20), saying that the creation of an historic village near the Bonney House is listed as a low priority, with agreement from Roberta that it would be better to classify the priorities as short term and long term. John also asked about the estimated cost figures that were listed on that same table. Roberta said that the figures are named as “estimate,” but will add a strongly worded footnote to clarify as such.

Allan pointed out an error in the Historic Assets section (page 10), in that the Bonney House was built about 1800, not 1830.

Teresa suggested that a table of contents be added to the document, as well as a opening paragraph that explains the purpose of the project.

In the Open Space section of the Goals and Priorities (page 21), Phil drew attention to the Open Space priorities and felt that the “Acquire Chapter 61 lands” statement could be misunderstood and should be re-worded.

John said that he felt the high/moderate/low priority designations across all categories should be changed to perhaps short term/long term, as not to minimize the importance of projects classified as low priority. Other comments were made about the historic preservation goals (page 19), maybe citing them as “1,2,3 ...”.

Regarding the historic preservation table (page 20), Laura inquired as to the origin of the suggestion to nominate buildings to state or national registries. Roberta said that the historic commission contributed that idea. Allan mentioned the historic house inventory that needs to be completed, with Roberta pointing out that it would not be a CPA-eligible use of funds.

There was some conversation about the high priority ranking of a cemetery restoration project, the interest likely coming from the anticipated Hanson anniversary in 2020.

John commented that regardless of how the document presents project prioritization, the committee will be charged with prioritizing tasks nonetheless. Roberta said that prioritization tables will be re-worked to better express the intended meanings.

Phil made mention of the proposed movement of historic buildings to the Bonney House area on High Street for the creation of an historic village. He feels that the term “heritage park” used is confusing in terms of who will oversee it.

Phil also felt that the Open Space goals table (page 20) in the Goals and Priorities should be re-worded to better match-up with the accompanying paragraph. And he said that the wording “improve park amenities” in the priorities table (page 21) should be enhanced to include some of what it might entail. Phil further commented on the fact that Open Space areas are often sites that should be wild and inaccessible and left alone.

Concerning the development of recreational amenities at the Plymouth County Hospital site, Phil mentioned that the Conway School graduate students would be a great resource to create a park design at a quite reasonable price. As with the proposed Monponsett Playground project and other

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recreational site ideas, Laura cited the maintenance difficulties in Hanson due to the lack of a DPW. There is no infrastructure responsibility in place, she said.

Teresa commented on the need for mixed income affordable housing projects, mentioning the Ames Shovel Works apartments in Easton. Teresa also feels that the affordable housing goals should be enhanced with “preserve current supply” and that a demographic chart should be added to the section. Roberta said that the utilization of historic properties as affordable housing was not well received in her feedback.

As a side note, Teresa asked about the notification issue surrounding the sale of town-owned properties. Laura confirmed that both the Historical Commission and Housing Authority have been added to the list of groups to be notified.

Teresa suggested that the CPC survey be added to the CPP in addition to its results.

Laura commented on the workshop matrix in Appendix 2. Roberta said that photographs of the charts created in the workshop will be included in the final CPP. Laura asked that explanation of how the workshop data was extrapolated be made clear.

Laura complimented Roberta on her efforts and expressed appreciation on behalf of the CPC. Roberta said that after the survey has ended, she will compile the results and incorporate them into the final product. She will circulate a final draft early December and ask members to provide any last comments before she finalizes the document. Laura will ask that feedback be sent to her and she will forward it to Roberta.

Contemplating CPC going forward, Laura said that the committee will use the CPP to create a priority list. She said that future meetings will likely be more proactive in terms of the projects. The CPC will make information contained in the CPP available to applicable groups.

John asked Roberta about the life cycle of the CPP. Roberta said that it will depend upon implementation and how quickly progress is made. She and Laura agreed that this CPP would require re-evaluation in about five years.

Laura asked Shirley to contact Tom about modifying the CPC application to update the list of CPC members. Roberta said she will incorporate it into the CPP and Shirley will post the new version to the website.

It was decided that the final CPP will be presented at the January 11 CPC meeting, with no meeting likely to be held in December. The CPP discussion ended at about 8:45 PM.

#### Minutes

John made a motion, seconded by Bob, to accept the minutes of the September 21 CPC meeting. The motion was approved 5-0-1 with Teresa abstaining. John made a motion, seconded by Bob, to accept the minutes of the October 12 CPC meeting, which was unanimously approved 6-0-0.

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Chairman's Report

Laura was in receipt of a bill from COG, which she has forwarded to Merry for signature.

Allan asked Merry, who referred him to Laura, about monies remaining for the Bonney House project. He said some work will be started on Friday morning and he needs to know the financial standing before they arrive. Laura said she will let Allan know by early Friday morning.

Old Business

**Bonney House** – [Allan briefly updated this in the Chairman's Report.]

**Botieri Fields/Town Forest Project** – Phil said that he is to meet with Rob on Friday morning to discuss the signs for the Botieri Fields and Town Forest area. He said if Rob ok's the signs that Phil has drafted, then they will be soliciting price quotes. Laura asked Phil to circulate the approved sign to CPC members. Shirley said she will send him an email reminder.

**Whitman-Hanson Recreation Area** – Laura encouraged all to observe the complete Whitman-Hanson Recreation Area as it is receiving much use by the public.

**Camp Kiwanee** – Any work remaining at Camp Kiwanee is on hold due to the Recreation Commission issues. Mike McCue said he is verifying that bids for past work were handled correctly before allowing any further work to move forward.

**Plymouth County Hospital** – Laura said that Marianne DiMascio has inquired of the CPC about doing a study pertaining to the Plymouth County Hospital and CPA funding.

**Monponsett Playground** – Laura had no news to report on the Monponsett Playground, however, Phil said that the open space plan is nearly completed and Don will be able to apply for a grant at that time.

**Smitty's Bog** – Laura asked Shirley to remove the Smitty's Bog topic from future agendas.

**Historical Commission House Inventories** – Laura asked that the house inventories be removed from future agendas as the project is not a permissible use of CPA funds.

New Business

There was no new business discussed.

Next Meeting

The next scheduled meeting of the CPC will be Wednesday, January 11, 2017.

Adjournment:

John made a motion to adjourn, which was seconded by Phil, and approved 6-0-0.

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The meeting was adjourned at 9:10 PM.

Respectfully submitted,

Shirley Schindler, Clerk  
Community Preservation Committee