

Town of Hanson  
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting  
Minutes for March 8, 2017

**Next scheduled meeting will be on Wed., April 12, 2017 at 7 PM**

Laura called the meeting to order at 7:00 PM. Roll call was as follows:

Members Present:        Laura Fitzgerald-Kemmett, Chairman and Member-At-Large  
                                 Patty Norton, Vice-Chairman and Member-At-Large  
                                 John Kemmett, Planning Board  
                                 Allan Clemons, Historical Commission  
                                 Tom Hickey, Member-At-Large  
                                 Phil Clemons, Conservation Commission (late arrival)

Members Absent:        Rob O’Brien, Parks & Fields  
                                 Bob Overholtzer, Member-At-Large  
                                 Teresa Santalucia, Housing Authority

Guests:                    Thomas Thibeault, Hanson Housing Authority  
                                 Annmarie Bouzan, Hanson Recreation Commission

Reference Material:    CPC Application from Hanson Historical Society  
                                 CPC Application from Conservation Commission  
                                 CPC Application from Housing Authority

Presentation of application by the Hanson Housing Authority

Thomas Thibeault, Chief Executive Officer of the Hanson Housing Authority, presented the CPC application for a housing production plan. Laura explained that at the last meeting, the CPC had approved their pre-application.

Thomas said that the housing production plan document would enable the authority to plan for an affordable housing project prior to being approached by a developer. The authority believes that with the plan, they will be able to manage 40B projects proactively as opposed to reacting to a developer’s proposal.

John asked if grants are available to pay for plans of this nature. Thomas said that they are, but when applying for state grants, they have to demonstrate a local commitment. They are applying to the CPC for \$20,000, but the figure could be less with the approval of a grant.

Laura asked if the housing authority will be looking at the Plymouth County Hospital (“PCH”) property in terms of a future project. Thomas said that yes, the plan will address that property and marketing studies will be done.

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Allan made a motion to approval the application from the housing authority in the amount of \$20,000 for a housing production plan. The motion was seconded by Patty and approved unanimously 5-0-0.

Presentation of application by Hanson Conservation Commission

In the absence of a Conservation Commission member to present their application, Laura reviewed their request for \$8,000 to improve the Poor Meadow Brook Conservation Area access, i.e., walking trails, ADA compliance, and a viewing area.

Allan made a motion to approve the application from the Conservation Commission, seconded by Patty. The motion was approved unanimously 5-0-0.

Presentation of application by Hanson Historical Society

Patty re-capped the historical society's request for funds to have Schoolhouse #4 prepared and painted, in the amount of \$8,000. They expect that the work will involve scraping down the loose bits and then painting. Laura suggested that they add "repairing" to the project description just in case an issue arises during the preparation process.

John asked if the state historical commission has grants available. Patty said that they want to apply for a grant that would reimburse 50% of the project's cost. Patty explained the dilemma of the historical society and the historical commission applying for the grant, whereas, the society is named on the CPC application. Laura suggested that the CPC application be modified as a joint application of both the society and the commission. In that case, there would not be confusion over the entity applying for the grant funds relative to the CPC application.

Tom asked for clarification on page 8 of the application, saying that the figures do not add up. After a discussion of the project's cost, funds being donated by the society and anticipated grant monies, John made a motion to accept a joint application of the Hanson Historical Society and the Hanson Historical Commission, requesting \$8,000 to prepare and paint Schoolhouse #4, contingent upon 1) the society's donation of \$2,000 toward the cost of the project, and 2) one of the party's applying for a grant in the anticipated amount of \$5,000. The motion was seconded by Patty and approved unanimously 5-0-0.

Laura asked that the previously approved application motions be amended to clarify the funds allocation category. John made a motion, seconded by Patty, to 1) amend the housing authority application motion to include that the project funds would be taken from the "housing" category, 2) amend the historical society/historical commission application motion to include that the project funds would be taken from the "historical" category, and 3) amend the conservation commission application motion to include that the project funds would be taken from the "open space" category.

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Laura asked Shirley to distribute to members the CPA funds allocation that she had received from Todd.

Tom asked if funds for a project can come from more than one bucket. Laura said yes, as in the case of the joint project of Botieri Field (Recreation) and Town Forest (Open Space).

[Phil Clemons arrive at the meeting at about 7:45 PM].

Patty commented on the draft Town Meeting articles that Laura had distributed to members. She said that the housing authority is requesting \$20,000 per their application, however, the draft article stated an amount of \$25,000. Laura said she will correct it. Patty pointed out a misspelling in the article and also said that the reference to the schoolhouse as “District 7” was misleading since they never refer to it as such. Laura said she will remove the District 7 wording.

#### Minutes

John made a motion to accept the February 16 minutes, seconded by Patty. The motion was approved unanimously 6-0-0.

#### Chairman’s Report

Laura reiterated that Shirley will circulate the funding category breakdowns from Todd. She also commented that the recent state CPA match funds were reduced this year.

#### Old Business

**Bonney House** – Allan reported that as of November 2016, \$2,014.04 has been spent on the Bonney House exterior. Laura noted the importance of ensuring that allocated funds are not exceeded.

**Botieri Fields/Town Forest Project** – Phil stated that the sign status at the field and town forest remains the same and trees have yet to be removed. Laura said that when the time comes, Phil should forward the sign information to Merry for the purchase order.

**Whitman-Hanson Recreation Area** – There was no news to report on the Whitman-Hanson Recreation Area.

**Camp Kiwanee** – Annmarie Bouzan of the Recreation Commission was on hand to discuss Camp Kiwanee. Laura met recently with their newly re-organized commission to address questions they had about the status of the North End cabin project.

Discussion took place about future Recreation Commission projects; i.e., dock replacement, a

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facilities study and work on the gatehouse. Laura said that CPA funds could only be used for the gatehouse if they were to be used to historically restore it, in which case, it might be appropriate as a joint project between them and the Historical Commission. Annmarie received a rough estimate that the gatehouse work would cost about \$80,000. Laura said if they want to move forward with the gatehouse, the first step would be to prepare a pre-application.

John noted that the historical funds bucket may be reaching its limit, with Laura pointing out that “unreserved funds” category could perhaps be used, but she would have to check.

Annmarie asked how much of the funds remain on the North End Cabin project. Laura said that Mike McCue is checking on it, but she estimated it was about half of what was originally allocated.

**Monponsett Playground** – There was no news to report on the Monponsett Playground.

**Plymouth County Hospital** – Phil said that The Conway School did not accept their PCH park plan project, but they are very interested in it and will strongly consider it for next year. The re-use committee will therefore not have a park plan in place by June as they had hoped. And they look forward to the CPA’s funding to help with future construction of a park on the site.

New Business

There was no new business discussed.

Next Meeting

The next scheduled meeting of the CPC will be Wednesday, April 12, 2017.

Adjournment:

John made a motion to adjourn, which was seconded by Patty, and approved 6-0-0.  
The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Shirley Schindler, Clerk  
Community Preservation Committee