

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Minutes for May 10, 2017

Next scheduled meeting will be on Wed., June 14, 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
 Teresa Santalucia, Housing Authority
 Diane Cohen, Member-At-Large
 Tom Hickey, Member-At-Large (Arrived 7:30 PM)
 Phil Clemons, Conservation Commission (Arrived 7:50 PM)

Members Absent: Rob O’Brien, Parks & Fields

Reference Material: CPC Open Forum 2017 PowerPoint Presentation (See Appendix 1)

Open Forum 2017

Laura moderated the Open Forum program, enhanced by PowerPoint slides. Topics covered included an overview of CPA, monies available, the Hanson CPC, newly approved projects, projects currently in progress, and the identification of future projects per the recently completed Community Preservation Plan.

Laura called on Allan to provide an update on the Bonney House, who said that the exterior shingling has been progressing this spring by the South Shore Vocational students. Teresa commented on the Housing Authority’s recently approved request for CPA funds to assist them with developing a housing production plan—the first housing project in the history of Hanson CPC.

The forum ended at 7:45 PM.

Minutes

John made a motion to accept the March 8 minutes, seconded by Patty. Teresa abstained voting. The motion was approved 6-0-1. (Laura, Patty, John, Allan, Diane, Tom)

Chairman’s Report

Laura said that she was asked to attend the May 24 Plymouth County Hospital (“PCH”) Re-Use Committee Meeting on May 24 on behalf of the CPC.

Laura commented that she is pleased with the Bonney House shingling progress, as mentioned by Allan earlier, and also on the recent demolition of PCH.

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Laura noted that Bob Overholtzer, who recently stepped down from the committee, has been replaced by Diane Cohen as an at-large member. Diane also serves on the Recreation Commission.

Old Business

Monponsett Playground - Diane asked about the Monponsett Playground. Laura explained that it is an idea from Don Ellis for a neighborhood playground on Hancock Street. With the recent completion of the open space plan, Don will be able to apply for grants, and with the neighborhood's support, may be able to submit a CPC pre-application in the near future.

Botieri Fields/Town Forest Project – Phil stated that the ball field people have approved the signs. He will verify the quoted cost and place the order. His hope is the signs will be installed quite soon. The original cost was less than \$1,000. Laura reviewed the steps Phil should take concerning the sign's order and payment.

Concerning open space, Diane asked if there is a list of open spaces in Hanson. Phil said that an intern will be working for the Conservation Commission this summer and one of her planned projects is to produce a map with marked trails. Diane also inquired about the location of the Poor Meadow Brook.

New Business

Hanson Soccer – Laura asked Shirley to contact Rob O'Brien to confirm that the soccer individuals will be at the June meeting.

Thomas Mill – Allan asked about the Thomas Mill water wheel, stating that the wheel planks need to be replaced very soon. He wondered if CPA funds could assist with this work. Laura said she has spoken with the coalition in the past about it and was told that since the mill is a replica of the original and not a restoration, CPA funding would be ineligible. Laura noted that the use of CPA money to purchase the land was due to the site's historical significance.

Camp Kiwanee Caretaker Building – Laura commented on the Camp Kiwanee caretaker building as an addition to the June agenda. Diane asked if the South Shore Vocational students would be able to do the work on the building. Tom explained the process that the school goes through for selecting projects to work on, saying that it is possible.

Laura recommended that as a first step, the Recreation Commission should get the advice of a consultant concerning the building's historic restoration potential. Tom added that grants are available to properties on the historic register.

Other New Business – Some discussion took place concerning a hard deadline for projects that are sought for approval at the fall Town Meeting, with Laura stating that a date should be clearly communicated to the selectman's office and the local Express newspaper. Teresa added that it should be on the web site as well. Laura asked Shirley to remind her so that wording can be prepared for the website.

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Next Meeting

The next scheduled meeting of the CPC will be Wednesday, June 14, 2017.

Adjournment:

Patty made a motion to adjourn, which was seconded by Phil, and approved unanimously 8-0-0.
The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee

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Appendix 1
CPC Open Forum 2017 PowerPoint Presentation



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.
- » 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 \$48 in a CPA surcharge per year.
- » Every Hanson taxpayer is exempt on the 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.



Hanson CPA Financials

Since 2008, the town has raised a total of \$1,275,704 in local revenues for its Community Preservation Trust Fund. In 2016, the total CPA revenues from the local surcharge were \$189,402. State matching funds to the town's CPA Trust Fund amount to \$356,195 over this time. The rate of matching has ranged from 26% to 52%, averaging 33%.

Hanson's CPA fund's current balance = \$1,139,060. \$256,302 of this is in reserves for specific program areas with the remaining \$882,758 in undesignated funds.

Figure 1, CPA Appropriations 2009-2016

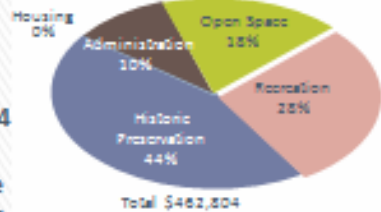


Figure 2, Current Reserve Balances

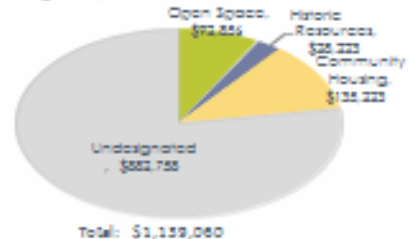


Table 2, Projected Local Revenue

FY 2017	\$195,054
FY 2018	\$200,936
FY 2019	\$210,985
FY 2020	\$221,532
FY 2021	\$232,609
5 Year Total	\$1,061,144

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



Newly Approved CPA Projects

Housing Production Plan Development

- Will assist the Hanson Housing Authority in addressing the town's need for affordable housing.
- Can influence and inform how, when, and where affordable housing is built in town.
- Development of plan begins with a needs and demand assessment, an identification of housing stock, a review of demographics, an assessment of development constraints, a solicitation of public input, the establishment of housing goals, and ultimately the adoption of the plan by the Planning Board and Board of Selectmen.

Repairing/Painting Old Schoolhouse

- This structure currently serves as a museum and meeting space operated by the local historical society.
- Repairing and painting this structure will ensure that part of Hanson's rich history will be enjoyed by future generations.



Newly Approved CPA Projects (Continued)

Poor Meadow Brook Conservation Area Improvements

- The Conservation Commission would like to enhance the taxpayers opportunities for enjoyment of this property.
- Improvements will include but not be limited to; improving the parking area, improving site signage, providing for ADA access , and increasing accessibility of the paths.



CPA Projects in Motion

Botieri Field and Town Forest Renovation Project.

- Notable collaboration between the Hanson Youth Baseball and the Open Space Committee.
- Majority of project completed.
- Signage and parking lot improvements slated for completion in 2017.

Bonney House Siding Project

- Proposed jointly by the Hanson Historic Commission and the Hanson Historic Society.
- Work is being performed by South Shore Vocational High School. Helping Hanson to realize a savings of over \$15,000.

Camp Kiwanee North End Cabins

- Roof portion has already been completed.
- Working with Recreation Commission to complete the remainder of the project.



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Appendix 1 (cont'd)
CPC Open Forum 2017 PowerPoint Presentation

The Future of CPA in Hanson

- Use Hanson CPA Master Plan for Hanson as a blueprint for CPA expenditures.
- 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 Board of Selectmen and Plymouth County Hospital Reuse Committee to explore ways CPC might help to support future PCH use.



Future CPA Revenues

- Surcharge is expected to generate \$200,000 annually over the next five years.
- This will add roughly \$1 million to the CPA Trust Fund, plus state matching funds.
- Assuming the state continues to match local revenues at around 30%, then a total of \$1.3 million in additional CPA funds can be anticipated over the next five years.

Table 2.	Projected Local Revenue
FY 2017	\$195,084
FY 2018	\$200,956
FY 2019	\$210,988
FY 2020	\$221,552
FY 2021	\$232,609
5 Year Total	\$1,061,144



Appendix 1 (cont'd)
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Potential CPC Open Space Projects

Priority	Potential Projects	Estimated Cost +/-
First Manage and improve existing resources	<ul style="list-style-type: none">• Initiatives to control erosion and overgrowth of invasive plants impacting water resources• Increase signage to enhance access to trails, parks, and other open space resources• Improve park amenities of open space properties previously acquired with CPA funds	\$100,000 \$10,000 \$50,000
Second Expand greenways and trails	<ul style="list-style-type: none">• Acquire open space to connect greenways• Expand and connect existing trails	\$100,000 \$50,000
Third Need to identify opportunities and relate to Vision	<ul style="list-style-type: none">• Be prepared to acquire Chapter 61 lands if advantageous parcels come on the market• Delineate and improve public access to ponds	\$100,000 \$50,000



Potential CPC Historical Resource Projects


Priority	Potential Projects	Estimated Cost +/-
First Preservation/ restoration of sites, artifacts, records	<ul style="list-style-type: none">• Preserve historic buildings and objects at Camp Kwanee• Restoration and conservation of historic documents and artifacts• Cemetery restoration projects	<ul style="list-style-type: none">\$100,000\$30,000\$100,000
Second Improve capacity to store, document, provide access	<ul style="list-style-type: none">• Provide vault or other improvements as part of a library expansion to store/preserve historic records and artifacts• Establish historic museum at Bonney House• Complete forms to nominate specific buildings and sites to State or National Registry	<ul style="list-style-type: none">\$100,000\$200,000\$30,000
Third Require further study and consensus building	<ul style="list-style-type: none">• Acquire/rehabilitate historic buildings to create affordable housing• Move historical society buildings to High Street near Bonney House to create a village or "heritage park".	<ul style="list-style-type: none">\$100,000\$200,000



Appendix 1 (cont'd)
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Potential CPC Recreation Projects

Priority	Potential Projects	Estimated Cost +/-
First Develop Town park at Plymouth County Hospital	<ul style="list-style-type: none">Obtain technical support for the planning of recreational facilities at the Plymouth County Hospital siteExpand and improve walking/biking trails at PCHCreate new outdoor recreational facilities at PCH, including additional field space for sports that are currently underserved	\$30,000 \$20,000 \$200,000
Second Provide needed park amenities	<ul style="list-style-type: none">Create a playgroundConstruct bathrooms to support outdoor recreation facilitiesEnhance existing trails and parks with amenities such as interpretive signage, benches, and picnic tables	\$20,000 \$50,000 \$20,000
Third Improve recreation facilities at Camp Kwanee	<ul style="list-style-type: none">Undertake improvements to the waterfront at Cranberry Cove	\$50,000



Appendix 1 (cont'd)
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Potential CPC Housing Projects

Priority	Potential Projects	Estimated Cost +/-
First Increase Town capacity to carry out affordable housing initiatives	<ul style="list-style-type: none">• Undertake a Housing Production Plan to identify local housing needs and develop strategies to create affordable housing• Obtain technical support to establish a special zoning district (such as a Smart Growth/GDR district) near the train station to incentivize the construction of affordable housing and commercial space• Establish an Affordable Housing Trust to advocate and manage funding for affordable housing initiatives	<ul style="list-style-type: none">• \$20,000• \$15,000• \$100,000
Second Facilitate small-scale affordable housing creation and preservation	<ul style="list-style-type: none">• Convert existing homes into affordable housing through a first-time homebuyer grant program• Contribute land for small-scale affordable housing development by nonprofit developer such as Habitat• Support creation of small-scale affordable housing at the PCH site or other town-owned land (through new construction of or conversion of existing building)	<ul style="list-style-type: none">• \$100,000• \$50,000• \$50,000
Third Facilitate complex affordable housing development	<ul style="list-style-type: none">• Create affordable housing through rehabilitation and conversion of historic buildings	<ul style="list-style-type: none">• \$200,000



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Questions & Comments

