

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
2nd Floor Small Meeting Room
Minutes for February 13, 2018

Next scheduled meeting will be on Wed., March 14, 2018 at 7 PM

Call to Order/Roll Call

Tom called the meeting to order at 7:02 PM. Roll call was as follows:

Members Present: Tom Hickey, Chairman and Member-At-Large
 John Kemmett, Planning Board
 Allan Clemons, Historical Commission
 Diane Cohen, Member-At-Large
 Patty Norton, Vice-Chairman and Member-At-Large
 Teresa Santalucia, Housing Authority

Absent: Phil Clemons, Conservation Commission
 Rob O’Brien, Parks & Fields

Approval of Minutes

John made a motion to accept the minutes of the November 20, 2017 subcommittee meeting and the minutes of the January 10, 2018 regular meeting, which was seconded by Patty. The motion was approved 6-0-0.

Chairman’s Report

FINANCES/BUDGET

Tom explained to members that there is an updated budget breakdown from Tom in their packets of materials. He said that there were no changes made to the document since the last meeting.

OUTSTANDING BILLS

Wildlands Trust - Tom said that he does not have an update to report concerning the Wildlands Trust balance from the Thomas Mill.

Botieri Field/Town Forest – Tom stated that the tree removal has not occurred yet at the Botieri Field.

Other – Patty asked if the community preservation dues to the coalition have been paid. Tom said that it is in process and he is able to sign off on the invoice as it is less than \$1,000.

OTHER

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Tom had no other Chariman's Report business to report.

Old Business

UPDATES ON TOWN MEETING APPROVED PROJECTS

Botieri Field/Town Forest Project – Tom reported that the tree clearing at Botieri Field is still pending.

Schoolhouse #4 Painting Project – Tom stated that there is no update on the Schoolhouse #4 painting project.

Housing Production Plan Project – Teresa stated that the interim Town Planner <Deb Pettey>, <Town Administrator> Mike McCue and the Executive Director of the Housing Authority <Thomas Thibeault> are all reviewing the RFP for the housing product plan and the hope is that it will be posted in two weeks. Teresa reviewed that the production plan will be an assessment in terms of housing stock affordability in Hanson. She said it will identify the type of housing that is needed in town, challenges facing the town and provide options in which the town should engage in order to produce affordable housing. John asked if this and other plans like it should go before Town Meeting to be accepted by the town after they are completed. Tom said he will email Mike McCue about this.

Poor Meadow Brook Improvement Project – Tom said that has no news to report concerning the Poor Meadow Brook Improvement Project.

HANSON HISTORICAL COMMISSION/CPC-RELATED OLD BUSINESS

There was no historical commission/CPC-related old business to discuss.

REVIEW OF CPC APPLICATION AND GUIDELINES

Tom provided a list of proposed revisions to the draft Application Guidelines document, which he reviewed and the committee discussed. Tom asked Shirley to make the edits to the document. Tom said he would like final drafts of the application Part A, Part B and the Guidelines documents presented at the next meeting for a vote. He said Shirley will distribute the final drafts ahead of the meeting for members to review.

REVIEW OF RECREATION COMMISSION PRE-APPLICATION FOR CAMP KIWANEE PILINGS

Diane stated that the plan they received from the River Hawk engineering study was incomplete and they are having discussions about that. She said that it is appearing that floating docks are the direction they will go since they are preferable for the long-term, are movable and require little maintenance. She said the cost for the floating docks as opposed to the dock pilings would be about the same.

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Diane asked if they need to resubmit the pre-application for floating docks. John suggested that she amend her pre-application with an added paragraph about the floating docks, and submit it along with her full application. Tom asked that she send the applications to Shirley by March 7, which she could then distribution to members for review in time for the March 14 CPC meeting. John added that upon their receipt of the applications, if they have any questions, they can send them to Shirley, who will forward them to Diane for response. Patty added that Diane will be contacting the Capital Improvements Committee on behalf of the Recreation Commission for the purpose of adding the estimated \$70,000 for this project to a bracket to place it on the capital improvement matrix.

OTHER OLD BUSINESS

There was no other old business to discuss.

New Business

HANSON HISTORICAL COMMISSION/CPC-RELATED NEW BUSINESS (REVIEW OF PRE-APPLICATION FROM HANSON HISTORICAL COMMISSION)

Teresa explained that the Historical Commission has been making plans concerning the upcoming 2020 anniversary celebration, with one item on their agenda to place historic boulders around town at historically significant sites. She said they have reached out to the highway department about locating boulders and placing them at the sites. Teresa also said that they have prepared a preliminary list of locations on which to place the boulders.

Teresa continued that Allan will compose the wording for the boulders. Considering engraving versus brass plaques, the commission has decided that plaques would be appropriate on boulders placed in highly visible locations, while more remotely placed boulders likely will be engraved instead.

Teresa said that they estimate that it would cost about \$2,500 to purchase bronze plaques and about \$900 for carving of the other boulders. She said a more specific quotation would be obtained once they finalize the site list and the wording to appear on each. She said this cost is predicated on the highway department locating and placing the boulders in their respective location, at no cost.

John asked Teresa what other funding sources they have. She explained that the contribution of the boulders and the labor from the highway department is significant. Teresa said that the full application will include that fact as a monetary contribution toward the project.

Patty made a motion to accept the pre-application from the Historical Commission, which was seconded by John. Concerning bids, Tom stated that a project between \$10,000 and \$50,000 requires the applicant make the effort to obtain three quotes. Patty suggested that Teresa speak to Mike McCue about procurement guidelines. Teresa said that the final boulder list will likely be shorter than the current list. The motion was approved, 6-0-0.

REVIEW OF PRE-APPLICATION FROM JOHN STOREY REGARDING LAND AT CUSHING POND

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Tom stated that the pre-application from John Storey is suggesting the purchase of 73 acres for \$175,000 under the Open Space funding. Patty clarified that the assessor's records indicate that the property size is actually 71.83 acres as opposed to 73. She added that their records include a 17x27 barn on that property.

John made a motion to accept the pre-application as it falls within the Open Space classification, which was seconded by Diane. John stated that the application would need the support of the Open Space Committee. Tom said he will send a letter to Mr. Storey informing him that the committee has approved his pre-application as an Open Space application and that it has referred the matter to the Open Space Committee. John suggested that the reach-out be expanded to all interested parties, i.e., Planning Board and Conservation. The motion was approved 6-0-0.

John responded to comment from Teresa saying that the project will likely involve other funding sources as there is not enough in the CPC Open Space allotment. Tom said that according to the CPC's 2016 Community Preservation Plan, there was \$92,856 available in Open Space and \$882,000 in Undesignated Funds.

REVIEW OF PRE-APPLICATION FROM DAKOTA PARTNERS, INC. REGARDING DEPOT VILLAGE

John made a motion to accept the pre-application from Dakota Partners, Inc. for housing funds, which he believes is worthy of the committee's consideration. The motion was seconded by Patty. Teresa explained that she must recuse herself from voting on this project as Dakota Partners is a client of her firm.

Teresa said private developers generally approach the CPC for funding after a 40B project has gained support of the town in order to leverage additional funds. Teresa said that the MHP <Massachusetts Housing Partners> has information on utilizing CPC funds when providing affordable housing. She said she can send it to Shirley for forward to members.

With Teresa's recusal on this pre-application, John asked if any other Housing Authority members could step in as short-term members in order to provide their expertise as this project discussion moves forward. Teresa said she will speak to members about that possibility. John added that when the full application comes in, it would be beneficial to hold a joint meeting of the CPC and Housing Authority to discuss it. Tom said that the pre-application does not name what the \$25,000 will be used for, however, it is within the bounds for the pre-application criteria. Tom said he will reach out to Mike McCue, Zoning, the Planning Board and Housing Authority on the CPC's acceptance of the pre-application. Tom stated that the committee may want to consider if this project might warrant a subcommittee that examines it in more depth. The motion was approved, 5-0-1, with Teresa abstaining.

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OTHER NEW BUSINESS

There was no other new business to discuss.

Adjournment:

Patty made a motion to adjourn, which was seconded by Teresa, and approved unanimously 6-0-0.
The meeting was adjourned at 8:11 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee