

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Selectmen’s Meeting Room
Minutes for July 11, 2018

Next scheduled meeting will be on Wed., August 15, 2018 at 7 PM

Call to Order/Roll Call

Tom called the meeting to order at 7:01 PM. Roll call was as follows:

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

Absent: Rob O’Brien, Parks & Fields

Guests: Marianne DiMascio, Final Plymouth County Hospital Re-Use Committee
Michael P. O’Shaughnessy, Attorney representing Dakota Partners
James O’Brien, Dakota Partners
Pepper Santalucia, President, Hanson Youth Soccer (“HYS”)

Tom noted that Rob O’Brien is to be stepping down from the committee and replaced with another Parks & Fields representative in the near future. Tom expressed appreciation for Rob’s service.

Tom said that he again is unable to video record this evening’s meeting due to technical issues with the camera.

Approval of Minutes

Patty made a motion to approve the minutes of the June 13, 2018 meeting, which was seconded by Allan. The motion was approved 8-0-0.

Chairman’s Report

FINANCES/BUDGET

Tom said that he does not have any finance information to report except for activity related to the docks project. He said he will be presenting some information from Todd at the August meeting.

RESCHEDULE OF AUGUST MEETING

Tom announced that the August meeting has been rescheduled to the 15th.

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OTHER

Tom explained that he will be addressing the meeting out of order and taking the three application discussions first. He also noted that while it is on the agenda, there will not be an historical marker application submitted by the Historical Commission in time for fall town meeting.

Old Business

CPC APPLICATIONS

Pre-application for Plymouth County Hospital Park Project – Phil said that this pre-application was intended for the purpose of determining that the project is a good fit for the CPC before proceeding with the entire application. He explained that on July 3 the PCH Re-Use Committee received a park pre-planning document from the Conway School, which he said contained specific enough information for their committee to move toward a “Phase 2,” which is the preparation of an actual engineering plan for a park.

Tom said that the receipt of a full “Part B” application for fall town meeting consideration would have to occur as soon as possible in order to allow members time to review it prior to the August 15 meeting. He clarified preference to receiving it by the end of July.

Patty made a motion to accept the pre-application, which was seconded by John.

Phil explained that on the financial side, the Re-Use committee is exploring all possible grant opportunities.

Diane asked if they expect the one engineering plan to cover the full scope of the project. Phil explained that this will likely be a multi-phase project due to the town’s funding limitations and the need to plan for on-going administrative maintenance. He said he cannot answer definitively whether another plan might be necessary in the future.

Phil said that selectmen have an electronic version of the Conway School’s “Phase I” plan in addition to the hard copy. Tom said he will reach out to Merry to find out if it can be made available so that Shirley can distribute it to CPC members.

Marianne DiMascio asked about the number of estimates needed for the application. Tom said that procurement practices require three, but that for this committee’s purposes of making a recommendation, only two are necessary.

Pre-application from Hanson Youth Soccer – Pepper reviewed from his last visit that two springs ago the South Shore Soccer League deemed Hanson’s middle school soccer field as unfit to hold games. He said that discussions since that time involving other sports groups have indicated the need for a comprehensive look at the sports fields in town, which includes those that adjoin the schools. Pepper said that while an official “field priorities matrix” has not yet been developed, in his meetings with Parks & Fields, they have acknowledged that the soccer field is at the top of the list. Pepper noted that the fifth graders will be joining the middle school this fall.

Patty asked if the field would be used for any sport other than soccer. Pepper said that there have not been other sports who have wanted to use the field, as football and lacrosse have access to the high school fields that soccer does not. He added that the Robinson soccer field in town only accommodates players who are twelve and under.

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Patty asked about responsibility for maintaining a new soccer field. Pepper said that Parks & Fields has said that they have the budget to provide seasonal treatments to the town playing fields. He also stated that HYS is willing to provide funds on an ongoing basis for its maintenance.

Phil acknowledged that a project such as this does belong on the Capital Improvements Matrix as it is a large investment for creation and maintenance. He noted that users of the field would include middle school students, the youth soccer program and the public. Pepper remarked that he has observed the field being used by the general public in the past. John affirmed the public uses aspect saying that a proposal that incorporated some other use besides fixing the field would be advantageous, such as a walking trail around the perimeter. With the public support in mind, Tom made the suggestion that HYS request at town meeting that funds be set aside for a consulting or engineering study as a first step. He said that they could still approach the CPC at a later date as the project moves along.

Patty made a motion to table the pre-application for the time being, which was seconded by John. Tom clarified that this is not meant to be a rejection of the pre-application. The motion was approved, 7-0-1., with Teresa abstaining.

Dakota Partners Depot Village Project – Attorney O'Shaughnessy explained that he represents Dakota Partners, who is seeking \$25,000 for a Comprehensive Permit, which was approved by the Hanson Zoning Board of Appeals this past February. Mr. O'Shaughnessy said the project, known as Depot Village, is for a forty-eight unit building located near the train station. He continued that per the Comprehensive Permit, at least twenty-five percent of the units must be affordable.

Mr. O'Shaughnessy said they are seeking funding under the DHCD tax credit program of the Commonwealth of Massachusetts, which includes a condition that the project gain community support and encourages applicants to apply to local CPC's for funding allocation. As an affordable housing project, he said if they were granted the tax credits, it would then mean that all of the units would be affordable, adding forty-eight units to the town's affordable housing inventory. Mr. O'Shaughnessy added the benefit to the town by providing an affordable option to older residents looking to downsize in town and also for young families.

John asked about the affordability basis given Hanson's \$90,000 median income level. Mr. O'Brien explained that with 40B projects, pricing is generally geared to those with about 80% of the area's median income. He said if the project is funded through the tax credit program, it will typically be stepped down from that to 50-60-70%; however, he said it will be dictated by what the DHCD approves. Mr. O'Brien clarified that in the case of Hanson, the median income used for these projects is actually the Brockton area.

In response to question from John, Mr. O'Brien said that the tax credits are a point scoring system and if you have community support, it affords more points and allows more units to be affordable. Tom restated by saying that with the tax credits, an expanded number of units can be rented at a reduced rate.

Mr. O'Brien said that 10% of the units will be three bedroom and the rest a balance of one or two. He stated that the \$25,000 requested would go toward construction costs.

John requested that the committee postpone any decision on this application until August to allow members to fully study the detail. The board consensus was in agreement and Tom invited Mr. Shaughnessy and Mr. O'Brien back on August 15.

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Phil asked if the Housing Authority has any opinion on this application. Teresa said she has to abstain from this conversation due to her business ties, but said when the Housing Authority meets tomorrow, she will ask if they can provide comments.

Teresa said that any information that the developer can provide relating to the affordability aspect and the market they are reaching would be helpful to this committee. Mr. O'Brien said he will email a one-page chart that should help answer those kinds of questions.

Karen asked about the demand for this type of housing and the selection process. Mr. O'Shaughnessy said that this is considered work force housing and they believe there to be a big demand. He continued that it will be a lottery selection process and they will hire a professional management company to coordinate the affordability and qualification process. He added that in the Comprehensive Permit there is a condition that they will provide favorability toward Hanson residents.

John asked about the future of Mr. O'Brien's management company in relation to this project. Mr. O'Brien said that they commit as a firm to ownership of the property for a minimum of fifteen years. John described buildings such as this that eventually fall into disrepair under new ownership. Mr. O'Brien explained that with the tax credit program, the building will be in the hands of state monitoring agencies. He said the dilapidated buildings described are likely privately owned, affirming that the tax credit program is good for the community for long term operation.

Teresa drew attention to the applicant's estimated three-year timeline to completion if the tax credits are awarded saying that this process takes time.

Tom asked if the project is conditional upon receiving the tax credits, with Mr. O'Brien stating that the committee can make it conditional that the applicant use CPC funds for a tax credit program.

Tom asked if the developer has sought funds in other municipalities for similar projects, and Mr. O'Brien said that he has experience with housing trusts.

In response to Tom, Mr. O'Brien said that the \$25,000 requested was a negotiated figure using what was recommended by the DHCD and considering Hanson's available CPC funds. He said that his understanding is that the amount is enough to be viewed as a favorable contribution in terms of the tax credit application.

UPDATES ON TOWN MEETING APPROVED CPC PROJECTS

Botieri Field/Town Forest Project – Phil said that there is no update to report. John commented his frustration that the parking lot is used as a truck staging area. Teresa asked about the committee securing a Parks & Fields representative as soon as possible. Tom said he will email Mike and Merry about getting a designee by the committee's August 15 meeting.

Schoolhouse #4 Painting Project – Allan said that the painting is complete; but said that although the invoices have been submitted, the town has not yet paid the painter a few hundred dollars. Tom said he will email an inquiry.

Housing Production Plan Project – Teresa said that there was excellent response to a request for seven volunteers to serve on a committee to work with the consultant. She stated that the committee is very well-rounded in terms of housing and backgrounds. Teresa said that tomorrow this committee will be taking a tour of town and that in early fall there will be an open meeting for the community.

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Poor Meadow Brook Improvement Project – Phil said that the hurdle to completing this project is that the pathway from the parking lot to the brook overlook has to be ADA compliant. He said they are in the process of determining who will design the pathway. John said that the Audubon Society has a group that advocates for accessible sites. He said at a conference he attended, it was suggested that they would be willing to help communities with ADA compliance for their open spaces. Phil said he will follow-up on that suggestion.

Camp Kiwanee Docks Project – Diane expressed appreciation to the committee for the docks. She said the project went slightly over budget, but the amount received from salvage of the old docks made up the difference. Diane said that the only work that remains is a gate piece for the person abutting the property and four more lane line hooks for swim meets. She said it has been very busy there with many new faces.

HANSON HISTORICAL COMMISSION/CPC-RELATED OLD BUSINESS

Tom said he is still working with Todd regarding using CPC administrative funds for the Wessling Architects study of the Bonney House and will provide an update at the August meeting.

OTHER OLD BUSINESS

Tom said that there was no other old business to report.

New Business

HANSON HISTORICAL COMMISSION/CPC-RELATED NEW BUSINESS

Tom said that he had no new Hanson Historical Commission/CPC-related business to report.

OTHER NEW BUSINESS

Tom said he had no other new business to discuss.

Adjournment

John made a motion to adjourn, which was seconded by Patty, and approved unanimously 8-0-0. The meeting was adjourned at 8:22 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee