

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Selectmen’s Meeting Room
Minutes for March 13, 2019

Next scheduled meeting will be on Wed., April 10, 2019 at 7 PM

Call to Order/Roll Call

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

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

Members Absent: Phil Clemons, Conservation Commission

Approval of Minutes

John made a motion to accept the minutes of the February 13 meeting, which was seconded by Patty. The minutes were approved 6-0-0. [Teresa had not arrived yet.]

Chairman’s Report

Tom directed members to the projects report that was prepared by Todd Hassett. He noted that the projects that the committee recently voted to close, shown as Bonney House Rehabilitation and Repair Schoolhouse #4, do not reflect a zero balance on the report. Tom said he will ask Todd about this.

Old Business

DAVID SOPER/OCEAN SPRAY APPLICATION

Tom reviewed that while there has been no approval made relating to the Ocean Spray park, there was a placeholder approved by the committee at the last meeting, noting from the minutes, that the committee outlined issues that Mr. Soper needs to address. Tom said that he has spoken to Mike McCue about the land donation to the town who said that there will be no action regarding the land conveyance prior to the May town meeting. Tom said that the CPC will pass over the article at town meeting.

Karen expressed whether this park is the only way that Mr. Soper can memorialize Ocean Spray in the town of Hanson given the acknowledged issues. John agreed that there are other options to commemorate the company’s history in Hanson, with Diane citing Mr. Soper’s motivation to recognize the actual location where it existed. There was some discussion that if this project were not to move forward for some reason, that an alternative to the original intent might be offered (i.e., an historical marker).

[Teresa arrived at the meeting.]

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UPDATES ON TOWN MEETING APPROVED CPC PROJECTS

Thomas Mill – Tom said that there no update on the Thomas Mill conservation restriction.

Botieri Field/Town Forest Project – Tom said that he has approved an invoice for the tree removal and that Phil had forwarded an update that once the snow clears, the project can be finalized.

Housing Production Plan Project – Teresa said that the production plan comments were returned to the consultant. She said that when the plan is received back, she will inform the committee when it is scheduled to go before the Board of Selectmen for adoption.

Poor Meadow Brook Improvement Project – Tom said that Phil forwarded the update on Poor Meadow Brook that the ADA path is in the process of being designed.

Bonney House Rehabilitation 2016 – There was no update to report on the Bonney House.

Plymouth County Hospital (“PCH”) Park Engineering Plan – Tom stated that he had no update on the PCH engineering plan to report.

Camp Kiwanee North End Cabins – Diane said that the weather has hindered any work on the Camp Kiwanee cabins.

WESSLING ARCHITECTS PROJECTIONS FOR FUTURE BONNEY HOUSE COSTS

Tom referenced copies of recent communication that he has had with Wessling Architects; 1) the most recent cost estimate of proposed work on the Bonney House as a final phase, and 2) an email exchange between he, Allan and Scott Winkler from Wessling.

Tom suggested that the CPC’s May meeting be held jointly with the historical commission for the purpose of the historic groups’ outlining a unified plan for the future of the Bonney House (i.e., its purpose, design and assumptions made), with the CPC offering feedback and advice toward the acceptance of an application for a final phase.

John commented that the Wessling document should include what has already been spent on the Bonney House as a point of reference to the town’s past commitment to the project. John also noted that Wessling’s municipal experience should enable them to present a comprehensive quote that would provide the project’s best chances for approval.

DAKOTA PARTNERS REVISED APPLICATION

Tom stated that Dakota Partners has submitted a revised application, reviewing that their first application was not accepted by the committee because it lacked clear support by the town.

Tom said that he asked Dakota Parters’ attorney, Mr. O’Shaughnessy, to outline changes between the first and second applications. Tom explained that he was told that the project has not changed, but they are in receipt of an order of conditions from conservation, Board of Health approval of the septic system and a letter from Mike McCue in support of their pursuit of funds from the Department of Housing and Community Development. Tom said he awaits copies of supporting documentation. He suggested that the committee place the topic on the May agenda in consideration for fall town meeting.

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Teresa recused herself from the Dakota Partners conversation, but reported in response to question that the Housing Authority declined providing a letter of support of the project because of a lack of information about it at the time they were asked, and that they did not have a strong sense that the town was fully supporting the project. Teresa clarified that the Housing Authority would want affordability data in order to better formulate an opinion.

As the committee emphasized the importance of having the Housing Authority's opinion on this issue, Tom offered to respond back to Mr. O'Shaughnessy to relay that fact and to request a copy of the letter from Mike McCue. John suggested that Tom's response include reference to CPA legislation and the CPC's relationship with the housing authority in terms of housing funds. Teresa stated that the Housing Authority would more likely provide an opinion on the Dakota Partners project if they were specifically requested by the CPC to do so.

John made a motion, seconded by Allan, to communicate with the Housing Authority to request their opinion on the Dakota Partners project given the latest information. The motion was approved 6-0-1 (abstained by Teresa).

EARLY PLANS FOR APRIL 10 COMMUNITY FORUM ON FIELDS

Tom drew attention to the draft document distributed to members suggesting that it, along with updates obtained from this meeting, be used as a model for the April 10 public forum.

Tom said that his intent is to draw up letters to relevant town and sports groups about the public forum stating the CPC's stand on the town field topic. Members brainstormed to whom the letter should be directed. Tom said he will prepare a press release for the event and Patty said she will inquire about placing a notice on the board outside.

HANSON HISTORICAL COMMISSION/CPC-RELATED OLD BUSINESS

There was no Hanson Historical Commission/CPC-related old business to report.

OTHER OLD BUSINESS

There was no other old business to report.

New Business

HANSON HISTORICAL COMMISSION/CPC-RELATED NEW BUSINESS

There was no new Hanson Historical Commission/CPC-related business to report.

OTHER NEW BUSINESS

There was no other new business to report.

Adjournment

Allan made a motion to adjourn, which was seconded by Diane, and approved 7-0-0. The meeting was adjourned at 7:46 PM.

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Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee