

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Selectmen’s Meeting Room, Town Hall
Minutes for July 17, 2019

Next scheduled meeting will be on Wed., August 14, 2019 at 7 PM

Call to Order/Roll Call

A motion was made by John, seconded by Teresa, for Patty to serve as this evening’s temporary chairman in the absence of Tom Hickey. The motion was approved 7-0-0. Patty called the meeting to order at 7:00 PM. Roll call was as follows:

Members Present: 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
 Diane Cohen, Member-At-Large
 Eric Olson, Parks & Fields

Members Absent: Tom Hickey, Chairman and Member-At-Large
 Phil Clemons, Conservation Commission

Guests: Laura FitzGerald-Kemmett, Hanson Selectman

Minutes

John made a motion, seconded by Teresa, to approve the minutes from the June 12 meeting. The motion was approved 7-0-0.

New Business

PREAPPLICATION FOR SLEEPER WOODS PRESERVE

Selectman Laura FitzGerald-Kemmett was present to speak on behalf of the Sleeper Woods Preserve preapplication. Ms. Kemmett explained that the property is a 61A and consists of 13.5 acres that are surrounded by Smitty’s Bog in Hanson, a cranberry bog in Pembroke and Camp Kiwanee.

Ms. FitzGerald-Kemmett explained that the conversation for the town to purchase the property began when she was approached by the owners about selling the property, which would likely have been to a developer. When it became clear to her that the owners would prefer the property not be developed, she said she spoke with Phil Clemons about other options.

Ms. FitzGerald-Kemmett said that the assessed value of the property is about \$236,000 and an appraisal was performed, which came in at \$300,000. She said that the Town Planner was consulted, who said that the property, if developed, would accommodate at best four lots and its current access is via a small road off Maquan Street.

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Ms. FitzGerald-Kemmett said that Scott McFadden from Wildlands Trust was brought into the conversation, who expressed that this is a key piece of property from a conservation perspective. Mr. McFadden offered to assist Phil with the pursuit of grant money for its purchase by the town.

Ms. FitzGerald-Kemmett compared these proposed efforts with that of the previous purchase of the Stone property by the town. She said in that case grant money was applied for and a warrant for funds from the CPC written subject to the grant's approval. She continued that a grant for this property would cover 64% of the purchase, approximately \$10,000 is anticipated from other possible sources and the remainder, about \$100,000, from the CPC. Ms. FitzGerald-Kemmett noted that there would be no taxpayer dollars for the purchase.

Ms. FitzGerald-Kemmett stated that the grant deadline was July 11 and the application has been submitted. Response from the grant, she said, will occur in December and funded in January. Ms. FitzGerald-Kemmett said that Mr. McFadden is optimistic about the chances of the town getting the grant.

Teresa asked if the \$10,000 of other monies is a definite or if it should be incorporated into the CPC application. Ms. FitzGerald-Kemmett stated that the question would be best answered by Phil Clemons and expects that it would be addressed more definitively on the full CPC application.

John expressed that in order to avoid jeopardizing the town's ability to purchase the land, the purchase could be fully funded by the CPC and when the grant comes through, those monies could be reimbursed back to the CPC. Ms. FitzGerald-Kemmett stated that the property owners are well aware of the timeline relative to the grant and are willing to wait. She said if the grant does not come through, the town will likely pursue getting the remainder of the funds from the CPC.

Teresa made a motion that the CPC accept the preapplication, which was seconded by John and approved 7-0-0.

Adjournment

John made a motion to adjourn, which was seconded by Allan, and approved 7-0-0.
The meeting was adjourned at 7:16 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee