

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Selectmen’s Meeting Room, Town Hall
Minutes for August 14, 2019

Next scheduled meeting will be on Wed., September 11, 2019 at 7 PM

Call to Order/Roll Call

Tom 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, Member-At-Large
Karen Howes-Duclos, Member-At-Large
Phil Clemons, Conservation Commission

Members Absent: Eric Olson, Parks & Fields
Diane Cohen, Member-At-Large
Teresa Santalucia, Housing Authority

Guests: Steve Kominski, Dakota Partners

Minutes

Allan made a motion, seconded by Patty, to approve the minutes from the July 17 meeting. The motion was approved 5-0-1.

Reorganization of Committee (Nomination of Vice-Chair)

Phil made a motion to nominate John Kemmett as the CPC vice-chairman. The motion was seconded by Patty and approved 6-0-0.

Chairman’s Report

Tom provided an update regarding Wessling Architects and the Bonney House to say that all contractual work was completed except for their attendance at one public meeting. He continued that because there was no pressing need for their attendance at a public meeting, the contractual monies were reduced accordingly and the project was closed in the last fiscal year. Tom said that any future considerations of Wessling/Bonney House will be taken up anew at that time.

Old Business

DAKOTA PARTNERS APPLICATION

Mr. Kominski was introduced and began by stating that since meeting before the CPC last, their project [Depot Village] has been fully funded and approved and construction is set to begin in November. He reviewed that as the state looks favorably upon a town contributing to [40B] projects, they are asking the CPC for \$25,000. Mr. Kominski said that the project has the support of the Board of Selectmen.

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Tom reminded the committee that the original issue for the CPC about this project application had been that it did not show evidence of town support. He said that subsequent to that, the Board of Selectmen has provided documentation of their support.

John asked if the Housing Authority ever voted their support of the project. He stated that if CPA housing monies are to be contributed to this project, then the Housing Authority ought to endorse it. Mr. Kominski said that the Housing Authority would have been notified of the project, but not necessarily approached for their support.

In response to Karen, Tom said that the topic taken up this evening is for the CPC to decide whether to move this application forward as a warrant article for the October 2019 Town Meeting. Mr. Kominski stated that if the application is not approved tonight, they will probably not pursue it further.

Phil commented on the perception to state authorities of Hanson's lack of addressing housing shortfalls through CPC inaction of housing funding. He stated that this project would at least be indicative of Hanson's effort to address its housing challenges.

John clarified that the Board of Selectmen's approval of the project indicates the town's support, and he is merely not in favor of using the CPC's housing funds in this way, particularly without the support of the Housing Authority.

Tom made the suggestion that a warrant article placeholder could be voted on, which would allow the committee thirty more days to see if the Housing Authority weighs an opinion.

John made a motion for the approval of the Dakota Partners application, which was seconded by Allan. The motion failed, 0-6-0.

OCEAN SPRAY PARK APPLICATION

Tom reported that David Soper was not available to attend tonight's meeting and the topic will be taken up again in September. Tom said he anticipates the conversation to continue from the punch list of open items discussed previously with Mr. Soper.

John read into the record a memo dated August 13 from Town Planner, Deb Pettey, to the CPC after its August 12 meeting. The memo cited the planning board's comments regarding a proposed park/memorial to Marcus Urann, as safety issues regarding pedestrian access and viewing and the lack of parking. The memo also requested a rendering of the park for review when available.

Tom asked John to forward the memo to Shirley for distribution to members.

SLEEPER PRESERVE APPLICATION

Phil passed out copies of the Part B application for the Sleeper Preserve. He noted that the Part B budget amount differs from what was stated on the Part A application, \$300,000 to \$317,650, for the addition, in part, of filing fees, surveys, and an environmental assessment. Phil drew attention to the anticipated funding sources: 1) Mass State LAND grant that has been applied for as a potential 64% reimbursement, with response in late 2019, 2) Hanson Conservation Fund, which consists of a maximum of \$10,000, and 3) Fields Pond Foundation grant, a foundation aligned with these types of projects for a potential of about \$10,000, were told to apply in November for early 2020 review.

In response to John, Phil said that the requested amount includes monies needed for the deed restriction.

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Referring to the procurement section of the application, Phil reviewed cost estimates for expenses relating to the land purchase. He said that they await an updated quote for the environmental assessment, have attached a quote for \$8,800 for the survey, and acknowledge legal/recording fees.

Phil responded to Patty by saying that the entire property is located in Hanson.

John made a motion to approve the application, which was seconded by Patty, clarifying that funds would be taken from Open Space, and in the event that those funds are not ample to cover it, would be taken from Undesignated.

Tom asked about the driveway, or thin piece of land, leading from the property to Maquan Street. Phil stated that it is part of the property parcel, and it has been discussed that it could function not as a primary access to the property, but rather an emergency/service or ADA access.

Phil stated in response to Tom that they expect the environmental assessment cost to be in the range of \$4,000-\$5,000.

The motion to approve the application was approved 6-0-0.

DISCUSSION ABOUT SPORTS FIELDS AND MIDDLE SCHOOL

Tom summarized that the work to be performed by the engineers relating to the middle school field, using the CPC's administrative funds, is to prepare two schematics: 1) efforts necessary to take the field back to its original design and functionality, and 2) using feedback from the sports groups, provide an alternative use recommendation.

John reiterated from earlier conversations that the engineer's recommendation should include a definition and explanation of the role of the school department in relation to the field.

UPDATES ON TOWN MEETING APPROVED CPC PROJECTS

Thomas Mill – Phil updated that the conservation restriction on the Thomas Mill is still pending. He said he has been told by Scott McFadden at Wildlands Trust of their awareness that Hanson is anxious for this to be resolved. Phil said that Scott says he is pressing the lands committee to close it out. John commented that if they continue not to act, there are other avenues to pursue for the conservation restriction.

John emphasized that the town holding a piece of property absent of a conservation restriction could create a problem down the road. Tom said that sending a letter to Wildlands Trust, indicating the CPC's eagerness for this to be completed, as well as to inquire if enough information has been provided to do so, might be beneficial. After additional discussion, Patty made a motion that Tom send a letter as described to Wildlands Trust, seconded by John, which was approved 6-0-0.

Botieri Field/Town Forest – Phil said that some site work is necessary before the signs can go up. He said that an Eagle Scout candidate approached him about doing some trail work there, and after conversations, decided that the erection of two of the signs would be part of his project. Phil said that the third sign is relating to the ballfield and suggested that it be handed off to Parks & Fields for installation.

Poor Meadow Brook Improvement Project – Phil reported that the contractor who has been hired to install the walkway at Poor Meadow Brook has said he will begin construction after Labor Day.

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Bonney House Rehabilitation 2016 Project – Tom clarified that this Bonney House project is from a warrant for funds in 2015. He said that there is about \$10,000 remaining for this project, according to the last report, and is earmarked for exterior work.

Tom said that the historical commission has asked Allan to review the outlined work from that article, and compare it to exterior work that remains to be done on the house. Tom said that the hope is that from these efforts, they can develop an action plan to utilize the remaining funds and eventually close out the project. Tom confirmed to Patty that the project was for doors and windows.

PCH Park Engineering Plan – Phil explained that some time was lost with the transition to a new engineering firm, Land Planning. He said that Land Planning has commenced with the topographical survey work and it is ongoing.

Camp Kiwanee North End Cabins – This topic update was postponed since Diane was not present.

HANSON HISTORICAL COMMISSION/CPC-RELATED OLD BUSINESS

There was no Hanson Historical Commission/CPC-Related old business to discuss.

OTHER OLD BUSINESS

There was no other old business to discuss.

New Business

HANSON HISTORICAL COMMISSION/CPC-RELATED NEW BUSINESS

There was no Hanson Historical Commission/CPC-Related new business to discuss.

OTHER NEW BUSINESS

There was no other new business to discuss.

Adjournment

Patty made a motion to adjourn, which was seconded by Allan, and approved 6-0-0.
The meeting was adjourned at 8:02 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee