

Town of Hanson  
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting  
Selectmen’s Meeting Room, Town Hall  
Minutes for October 9, 2019

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

Call to Order/Roll Call

Tom called the meeting to order at 7:03 PM. Roll call was as follows:

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

Members Absent: Eric Olson, Parks & Fields  
Allan Clemons, Historical Commission  
Karen Howes-Duclos, Member-At-Large

Minutes

Patty made a motion, seconded by Phil, to approve the minutes from the Sept. 11 meeting. The motion was approved 5-0-0.

Chairman’s Report

BUDGET/FINANCE

Tom stated that he does not have a report from Todd to distribute at this time as there has been no activity since the last meeting.

APPLICATION SUBCOMMITTEE

[Teresa arrived for the meeting.]

Tom described his interest in establishing an application subcommittee, or perhaps a committee liaison, assigned with the task of facilitating the CPC application process in an effort to minimize the chance for errors by omission on the part of the applicant. He stated that a liaison could be the committee member whose expertise most closely matches that of the application topic.

John pointed out the potential problem if the appropriate committee liaison was not necessarily in favor of a project. Tom said he envisions the liaison’s role as a facilitator, not an advocate, and expects that the committee could work through issues of that nature.

John expressed support of the idea, and noted that the liaison should keep the full committee abreast of the application’s ongoing activity. Tom agreed and said that an application’s status should be updated at regular meetings.

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Teresa stated that for good practice, email communication between the applicant and the liaison should be copied to Tom for oversight.

Diane asked if statements could be added to the CPC web page saying that help preparing the application is available.

John made a motion that a liaison model be adopted for incoming CPC applications, to include 1) a statement about application assistance on the website, 2) a standing agenda item for liaison reporting, and 3) that email communication between liaison and applicant be copied to the chair. The motion was seconded by Teresa and approved 6-0-0.

OTHER

Tom suggested that as no new applications are in the queue, the next CPC meeting take place in December since a November meeting would only entail updates to current approved projects. A motion was made by John, seconded by Teresa, that there be no November meeting and the committee resume meeting in December. In response to question by Teresa, Tom said that there would be ample time to address any upcoming applications for potential approval in May. The motion was approved 6-0-0. Tom asked Shirley to email the full committee that there will be no November meeting.

Old Business

OCEAN SPRAY PARK APPLICATION (VOTE)

The Ocean Spray park project was passed over and Tom is unclear at this time whether the application will be brought forth, saying that he is awaiting clarification. John asked if there should be communication with Mr. Soper to clearly explain that the application will not move forward as is. Tom said that he will reach out to Mr. Soper and report back to the committee.

DISCUSSION WITH HANSON 200<sup>TH</sup> ANNIVERSARY COMMITTEE MEMBERS

Tom said that the 200<sup>th</sup> anniversary committee has determined that the project that they had in mind would not be CPC-eligible and the topic was passed over.

DISCUSSION ABOUT SPORTS FIELDS AND MIDDLE SCHOOL

Tom referenced printouts of email communication between him and Nathan Collins of the engineering firm who is preparing schematics for the middle school field. Tom commented that in the email, it was stated by Nathan that the natural turf multi-purpose field is 190 ft. by 360 ft., which can accommodate any rectangular sport but is a little narrow for the preferred 210 ft. width for soccer and girl's lacrosse.

Tom summarized from the email that their estimated cost to restore the softball/baseball section of the field would be \$138,500 and the cost to restore the multi-purpose field, \$147,000. Tom said that the cost does not include a track that would go around the fields, but since a track was part of the original plan, will ask that it be a consideration in the plan and will point it out to Nathan.

In response to John, Tom said that the as-builts for the field have been located and forwarded to Nathan.

Diane asked if there is a need in town for more baseball fields. Tom said that he hopes that the engineer's second schematic, which will be the result of input gained from those outside of this committee, will make that determination.

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John stated that a walking trail all the way around the fields behind the buildings and then leading back to the road would be an asset to the project. He also said that the plan from the engineer should be forwarded to the planning board for review in respect to grants that may be available. Teresa commented that the various sports groups would likely be willing to contribute funds to the project. In response to question from Teresa, Tom recalled from another email that the approximate cost if they were to widen the field from 190 ft. to 210 ft., would be about double the \$147,000.

John brought up the issue that this and similar projects should include language that documents the responsibility for ongoing maintenance. Tom expressed his thoughts for reaching out to the selectmen's office to raise their awareness of this discussion, the anticipated CPC application and the CPC's grave concern for moving forward with town meeting articles that invest in infrastructure improvements when there is not an investment by the town for maintenance of its own fields.

Tom summarized the discussion by saying that 1) there be communication with the planning board concerning potential matching fund availability, 2) he will reach out to the selectmen regarding the maintenance issue, and 3) he will update the engineers concerning the track and possible walking trail. Tom said he will again reach out to the heads of the sports groups in town with questions relating to their teams' field needs.

#### UPDATES ON TOWN MEETING APPROVED CPC PROJECTS

**Thomas Mill** – Phil stated that there is ongoing conversation between Wildlands Trust and the state department of conservation services relating to the conservation restriction wording and he is optimistic of its continuance to move forward.

**Botieri Field/Town Forest** – Phil explained that the opening to the forest path from the field parking lot has been cleared and there is now a wide entrance. He said a welcome-type sign has been erected and further in, another describing the town forest. Phil said that the portion of the lot that was cleared for the entrance is dirt and there needs to be conversations with highway and parks & fields relating to application of some type of surface in order to firm up the dirt. He said that his last task is to handover the Botieri Fields sign to the appropriate individuals. Phil said that he will be submitting small bills for materials used to erect the signs.

Tom asked about additional expenses that might be incurred. Phil referenced 1) costs associated with materials for firming up the newly flattened out parking lot and 2) materials that may be required for individuals to erect the Botieri Fields sign. In response to John, Tom said that there are enough funds remaining that would cover those described costs.

There was conversation about maintenance responsibility for the parking lot and ensuring that the section in front of the forest entrance remains clear of vehicles, debris, etc.

**Poor Meadow Brook Improvement Project** – Phil said that the contractor hired to put in the path at Poor Meadow Brook still has not started any work. He said they will next ask him about his intent to do the work at all or if they should hire another contractor.

**Bonney House Rehabilitation** – In Allan's absence, Tom had no Bonney House update to report.

**PCH Park Engineering Plan** – Phil did not have anything definitive to report concerning the PCH Parking engineering plan at this time. He commented that there has been a resolution of the monies owed to the first engineer for the portion of the work that they had done, which were part of the CPC - allocated funds.

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**Camp Kiwanee North End Cabins** – Diane said that north end cabin repairs and improvements are ongoing. In response to John's comment that they ensure that their current work be in the scope of the original project, Diane stated that they are referring to the CPC-approved north end cabin project verbiage for guidance.

HANSON HISTORICAL COMMISSION/CPC-RELATED OLD BUSINESS

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

OTHER OLD BUSINESS

Teresa asked Tom if he had determined if all of the CPC funds allocated for the housing production plan was spent, saying that the services have been fully paid. Tom he will follow-up on it and report back.

As noted by Patty, Tom said that the Sleeper Preserve project was approved at town meeting and will appear on future agendas. Phil stated that the \$203,000 state grant for the purchase of the property was approved.

Teresa asked if there had been any activity relating to the preapplication submitted by the Storey family in which they expressed willingness to sell a portion of their property on West Washington Street to the town for open space purposes. Tom said that after the preapplication's acceptance by the CPC, it was turned over to conservation. Phil said that in terms of conservation, it had stalled somewhat, in part due to the lack of a conservation agent for some time and the vacancy of the administrative assistant. He said that the hope is to address it in the near future. John made a motion, seconded by Patty, that Teresa communicate back to the Storey family with a status. The motion was approved 6-0-0. Tom asked Shirley to add the topic to the next agenda for update.

John asked about using CPC administrative funds to start the process of determining what steps would be required to set up an open space land trust. Phil responded that it was discussed in town some years ago whether to create a town open space committee or a land trust. He said that the land trust, which could be a great option, was found at that time to be a significantly more expensive one. Tom acknowledged that it would have to be determined if this would be a permissible use of CPC funds.

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 John, and approved 6-0-0.  
The meeting was adjourned at 8:11 PM.

Respectfully submitted,

Shirley Schindler, Clerk  
Community Preservation Committee