

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Selectmen’s Meeting Room, Town Hall
Minutes for December 11, 2019

Next scheduled meeting will be on Wed., January 8, 2020 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, Vice-Chairman and Planning Board
Patty Norton, Member-At-Large
Phil Clemons, Conservation Commission
Eric Olson, Parks & Fields
Allan Clemons, Historical Commission
Karen Howes-Duclos, Member-At-Large

Members Absent: Diane Cohen, Member-At-Large
Teresa Santalucia, Housing Authority

Guests: Nathan Collins, CLC Design

Minutes

Patty made a motion, seconded by Phil, to approve the minutes from the October 9 meeting. The motion was approved 7-0-0.

Chairman’s Report

BUDGET/FINANCE

Tom stated that he does not have a budget update to report at this time and will do so in January.

UPDATE ON LAND TRUST/CPC FUNDS

Tom stated in response to question from John at the last meeting and contact with Stuart at the coalition that CPC funds cannot be used to establish a land trust.

OTHER

There were no other chairman’s report items to present.

Liaison Reports for any CPC applications in process

Tom said there was no information to report from a liaison regarding any CPC applications.

Old Business

STOREY PROPERTY UPDATE

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There was no update reported on the Storey property.

CLOSE OUT OF HOUSING PRODUCTION PLAN FUNDS (VOTE)

Tom said that he will move the closing out of the housing production plan funds to the next meeting as he needs to clarify the balance of funds.

DISCUSSION ABOUT SPORTS FIELDS AND MIDDLE SCHOOL

BOS update – Tom summarized a recent well-attended selectmen’s meeting in which there was discussion about the sports fields issue. He said that the board was receptive to the CPC’s hesitance to support any field projects without the town first addressing field maintenance issues in the long term.

Hanson Middle School (“HMS”) Field application review (vote) – Tom stated that no HMS field application has been submitted to the CPC as yet. He introduced Nathan Collins whom he invited to this meeting to describe the field study that he has done in coordination with McKenzie Engineering. Tom reviewed that the CPC authorized the use of its administrative funds to pay for an independent review of the HMS field. Tom continued that Mr. Collins prepared one plan to restore the fields to their original design and another that would provide an estimated cost to install a field with artificial turf. Committee members had for review a breakdown and cost for each of the alternatives.

Mr. Collins stated that their work began with a walk of the site and an on-the-ground survey was performed. He explained that the purpose of the first option was to determine the most cost-effective approach to renovating the fields to return them to playing condition. Mr. Collins summarized the recommended work and costs, which for the softball/baseball portion, included a new backstop, reconstruction of the infield, irrigation repairs, renovation of the turf and new equipment at an estimated cost of \$138,500. He described that the multi-purpose field improvements would include irrigation repairs and turf renovations at a \$147,000 estimated cost. He added that the estimate to renovate the gravel track around the multi-purpose field is \$32,000, for a total estimated cost for option 1 to be \$317,500.

Patty asked about the design specifying a multi-purpose field of 190 ft. x 360 ft. and additional estimated cost if the field were to be expanded to 210 ft. wide. Mr. Collins said that the area is narrow and would likely require additional earth work for that width. He added in response to Karen that the 190 ft. width was selected since it would accommodate any high school level sport. Mr. Collins added that going wider than 190 ft. would likely eliminate the option for the gravel track as the drop off becomes more severe.

Mr. Collins reviewed the costs associated with a second option to install a synthetic turf field in the same footprint, 190 ft. x 360 ft., to involve earthwork, drainage, fencing, athletic equipment, synthetic turf/base, 6 ft. wide paved perimeter walking path/base (about 1,100 ft. in length) and scoreboard. Including a 15% schematic cost contingency and 6% soft costs (design and permitting), the total estimated cost would be \$1,171,700.

Tom questioned about additional costs for the first option, to which Mr. Collins replied that there may be 2% of the total cost (\$317,500) to cover the preparation of required documents, and another 2% for someone from the town to oversee the project, or approximately \$12,000 total possible additional expense.

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Phil suggested that the presented information be reformatted into a report that could be shared with other interested parties. Tom asked Mr. Collins if he could prepare such a report in the next couple of weeks that the committee can share with the Parks & Fields Commission and the Board of Selectmen.

Eric asked Mr. Collins if he could assemble an estimated cost to re-grade the multipurpose field to remove the crest, which would necessitate additional irrigation cost. Tom suggested that it be added as a sub-item to Option 1. Tom said also after discussion that there would be no need to add additional cost options for a field wider than 190 ft. since there would likely not be enough room for both a wider field and the suggested walking trail. He lastly noted that the \$55,000 fencing estimate for Option 2 would be comparatively estimated if a fence were to be used for Option 1.

[Mr. Collins left the meeting.]

There was brief discussion about the CPA legislation relating to whether funds can be directed in any manner toward artificial turf fields.

STOREY PROPERTY UPDATE

There was no update to report on the Storey property.

UPDATES ON TOWN MEETING APPROVED CPC PROJECTS

Camp Kiwanee North End Cabins – The Camp Kiwanee topic was passed over for no update to report in Diane's absence.

Bonney House Rehabilitation – Allan did not have any information to report on the Bonney House.

Thomas Mill – Phil cited conservation department recent re-staffing efforts as cause for delay of any conservation-related CPC projects. He had no information to report on the status of the Thomas Mill conservation restriction.

Botieri Field/Town Forest – Phil had no information to report on the town forest.

Poor Meadow Brook Improvement Project – Phil said that the contractor secured to build the path at Poor Meadow Brook still has not begun any work.

Plymouth County Hospital ("PCH") Park Engineering Plan – Phil said that the PCH Re-Use Committee has been quite active and he expects a draft plan to be presented to the Board of Selectmen perhaps in January followed by a significant update to the CPC in February.

Sleeper Preserve Project – Phil stated that the Sleeper property conveyance process is in progress. He also said that they are pursuing additional grant monies to ensure that funding requirements are satisfied.

HANSON HISTORICAL COMMISSION/CPC-RELATED OLD BUSINESS

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

OTHER OLD BUSINESS

John commented on the earlier statements that creating a land trust was not a permissible use of CPA funds. He asked if the CPC would be permitted to designate funds to an already existing land trust that was created by another entity. Tom said that he will reach out to the coalition for an answer.

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Tom said he will share with the committee any updates that he receives from Mr. Collins.

New Business

HANSON HISTORICAL COMMISSION/CPC-RELATED NEW BUSINESS

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

OTHER NEW BUSINESS

Phil made an informational statement about a trail grant provided to the Indian Head River Tri-town trail (Hanover, Pembroke and Hanson) for trail development, informational kiosks and identification of historical sites.

Adjournment

John made a motion to adjourn, which was seconded by Patty, and approved 7-0-0. The meeting was adjourned at 8:05 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee