

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Selectmen’s Meeting Room, Town Hall
Minutes for February 12, 2020

Next scheduled meeting will be on Wed., March 11, 2020 at 7 PM

Call to Order/Roll Call

Vice Chairman John Kemmett called the meeting to order at 7:02 PM. Roll call was as follows:

Members Present: John Kemmett, Vice-Chairman and Planning Board
 Patty Norton, Member-At-Large
 Phil Clemons, Conservation Commission
 Allan Clemons, Historical Commission
 Karen Howes-Duclos, Member-At-Large
 Diane Cohen, Member-At-Large
 Teresa Santalucia, Housing Authority

Members Absent: Tom Hickey, Chairman and Member-At-Large
 Eric Olson, Parks & Fields Commission

Guests: Matt Dyer, Hanson Selectman

Minutes

Teresa made a motion, seconded by Patty, to approve the minutes from the January 8 meeting. The motion was approved 7-0-0.

Chairman’s Report

John noted that the coalition has sent an invoice to the Hanson CPC for its annual dues of \$875.00. He asked for a motion to approve payment of the bill. Teresa made a motion, seconded by Patty, to approve payment of the annual coalition dues. The motion was approved 7-0-0. John asked Shirley to notify the selectmen’s office that the CPC has approved payment of the invoice.

Liaison Reports for any CPC applications in process

There was no information to report from a CPC project liaison.

Old Business

STOREY PROPERTY UPDATE

Phil stated that the conservation commission has committed to consideration of the Storey property after their Sleeper property business is settled. Teresa said that she has been in touch with the property owner and that intention has been relayed to him.

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DISCUSSION ABOUT SPORTS FIELDS AND MIDDLE SCHOOL

Teresa stated that she is aware that a sports field application is in progress, but said that those involved were unclear whether they had time to submit it in for May town meeting consideration. John noted that there would still be time at the next CPC meeting to either vote on an application or a placeholder. Teresa asked that the topic be added to the next meeting's agenda. Phil remarked that they would need to submit both the A and B application as soon as possible.

HANSON HISTORICAL COMMISSION/CPC-RELATED OLD BUSINESS

Historical Markers Project (vote) – This topic was discussed in New Business.

UPDATES ON TOWN MEETING APPROVED CPC PROJECTS

Camp Kiwanee North End Cabins – Diane stated that there are a variety of repairs needed to the north end cabins and questioned going forward with monies remaining on the existing project or if starting anew with a redefined project would be more appropriate. After some discussion, Diane said that she will review the current project's application to determine the specificity of what is covered.

Bonney House Rehabilitation – There was no information to report on the Bonney House rehabilitation.

Thomas Mill Project – Phil stated that upon recent conversation with Scott McFadden at Wildlands Trust, he has been told that before the conservation restriction can move along any further, an updated engineering drawing of the Thomas Mill site will be required. He said the drawing they have is from 1989 and is not a current representation of the property. Phil said that they plan to inquire of the company that prepared that drawing to request that a new one be drawn.

Botieri Field/Town Forest – Phil said that the Botieri Field/Town Forest project is complete except for the new baseball field sign to be erected. Patty asked about the dirt pile that sits in the parking lot near the town forest entrance. There was discussion about oversight of the parking lot usage and concern about parking lot activity that would adversely detract from access to the forest or the fields. Patty made a motion, seconded by Karen, that a formal letter be written to the board of selectmen asking for their support in ensuring that neither the town forest entrance nor the Botieri Field access be obstructed in any way. The motion was approved 7-0-0.

Poor Meadow Brook Improvement Project – Phil said that the contractor originally hired to install the path at Poor Meadow Brook has communicated that he wants to complete the job in spite of his delay in starting work. Phil said that he has been in recent conversation with the conservation agent and things are productively moving forward.

Plymouth County Hospital ("PCH") Park Engineering Plan – Updates to the PCH park engineering plan were postponed for the presentation of the trail preapplication by the PCH Reuse Committee. (See New Business below).

Sleeper Preserve Project – Phil said that the only delay to the completion of the Sleeper Preserve transaction is that the LAND grant funding requires that the town's open space plan be fully approved and in place. Phil said that the town planner is moving that process forward.

HANSON HISTORICAL COMMISSION/CPC-RELATED OLD BUSINESS

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

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OTHER OLD BUSINESS

There was no other old business to discuss.

New Business

PCH REUSE COMMITTEE – TRAIL PREAPPLICATION (VOTE)

Phil stated that a grant application has been submitted to the Massachusetts Department of Conservation and Recreation's Mass Trails Program in pursuit of funding to build a perimeter trail on the PCH property. Phil described that plans for the trail would encompass a surround of a future park and some open space, suggesting a new location for the Bay Circuit Trail in Hanson. He outlined the path of the trail, describing use of repurposed material from old roads already existing on the property to construct both the trail and a small parking lot on Pierce Avenue. Phil described an easement at the end of Bonney Hill Lane which would allow for the trail's connectivity to the street with 200 ft. of boardwalk.

Phil explained that one local contractor with landscape expertise has walked the property and provided an initial estimated cost of about \$130,000 for the project. He said that the grant applied for is \$100,000, they are asking in the Part A application for \$21,900 in CPA funding and the remainder of the cost is expected in the form of donated labor from town departments, the Bay Circuit Alliance and other local groups. Phil stated that two other estimates would be sought if the project continues to move forward.

Patty remarked on cost deferment at the boardwalk section by selling naming opportunities. Phil said that the committee is definitely on board for those types of fundraising efforts where possible.

In response to Diane, Phil stated that trail maintenance would likely come from the Hanson Trails Committee or from volunteers from the Bay Circuit Alliance. He added that maintenance responsibility would be pre-determined prior to any construction of the trail.

There was some discussion about the appropriate classification of this CPC preapplication as creation, preservation or restoration.

John had questions about the Bay Circuit Trail, with Phil stating that its path in Hanson is directed by the Town of Hanson. John added that this portion of the trail would be paid for in part by the CPC as well as the state, and expressed concern that the path be protected through some enforceable restriction. He asked Selectman Dyer if he could pass on those concerns to the board of selectmen.

Phil referenced the recently received engineering plan for the park from Land Planning, which shows the infrastructure required for access to a park area—driveway, parking for at least one hundred vehicles, lawn and garden areas, proposed location of historic buildings, playgrounds, memorial garden, lawn seating area for functions and a vegetative buffer between the park and High Street residences. Mr. Dyer noted the overhead drawing of the aforementioned park segments.

Patty made a motion to accept the preapplication, which was seconded by Diane and approved 7-0-0. Phil said the Part B application will be presented at the next CPC meeting.

HANSON HISTORICAL COMMISSION/CPC-RELATED NEW BUSINESS

Historical Markers Project (vote)

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Teresa led the presentation of the preapplication from the historical commission for historical markers. She said that the application entails the erection of fifteen individual historical signs throughout the town with one master sign placed at the town hall showing a map to the other signs as well as links to historical information. Teresa explained that each sign would display one to three archival photos and/or illustrations with text and most likely be mounted on steel posts. She added that the company providing the service, Museum in the Streets, encourages the displays in two languages.

Teresa reviewed budgetary figures, describing funds currently available to them and that they request \$5,870.52 from the CPC. She said that Museum in the Streets in Maine has quoted \$11,905.02 for their portion of the project, which includes delivery, but does not include installation of the signs. Teresa said she is in contact with a machine shop also in Maine who is recommended to make the posts. She said that their company who would charge extra for delivery of the posts unless the purchaser makes their own pickup arrangements.

Teresa said that sign placements are being discussed, with none planned on private property.

Teresa said that the signs typically last as long as fifteen years as they are constructed and coated to withstand the elements. She noted the option to replace individual signs in the event of damage.

John remarked on preservation of the sign locations for the long-term. Patty stated that the library will have sign locations designated on their website. Teresa added that the historical commission would be the responsible entity for the signs and would bear responsibility for monitoring them, ensuring that the library website remains up-to-date and eventually producing pamphlets available at the library to assist the public in locating them.

Teresa stated that there really are no other companies that perform this exact type of service and that obtaining three bids may not be feasible. John said that the procurement officer could advise her on this and on the application Part B, the rationale behind the one bid could be explained.

A motion was made by Diane, seconded by Phil, to accept the historical marker preapplication. The motion was approved 7-0-0.

OTHER NEW BUSINESS

There was no other new business to discuss.

Adjournment

Patty made a motion to adjourn, which was seconded by Teresa, and approved 7-0-0. The meeting was adjourned at 8:06 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee