

Town of Hanson
542 Liberty Street, Hanson, MA 02341

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Community Preservation Committee (“CPC”) Virtual Meeting
Minutes for November 12, 2020

Call to Order/Roll Call

Chairman Tom Hickey 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
Diane Cohen, Member-At-Large

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

Chairman’s Update

Tom noted the project and fund balance reports that were distributed to members for review.

Tom said that he has invited Community Preservation Coalition Executive Director Stuart Saginor to speak to the committee at the Dec. 9 meeting.

Minutes

Motion by Phil, seconded by Patty, to approve the minutes of both the July 22 and September 29 meetings. Roll call Phil aye, Patty aye, Diane aye, John aye and Tom aye. Voted 5-0-0.

Old Business

a. REVIEW OF HANSON MIDDLE SCHOOL FIELDS

There was no update on the fields to report.

b. UPDATES ON EXISTING CPA PROJECTS

- i. **Camp Kiwanee North End Cabins** – Diane said that the only update to report is that actions to install security measures are moving forward.
- ii. **Bonney House Rehabilitation** – Tom passed over the Bonney House update.
- iii. **Thomas Mill Conservation Restriction** – Phil explained that he has been told by Scott McFadden from Wildlands Trust that in order to satisfy Department of Conservation

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Services (DCS), the town will need to provide a more detailed metes and bounds description of the property or else have an engineering plan drawn. John expressed his understanding that monies for the conservation restriction were built in to the original project cost and that remaining funds [\$9,546.00] could be used for the engineering drawing. It was suggested that CPC administrative funds would also be an option to pay for it.

Phil said he will present in writing to the town administrator what is being requested by DCS and the desire to seek proposals for the engineering drawing.

- iv. **Botieri Field/Town Forest** – Phil said that he has delivered the field sign to the highway department and anticipates its installation very soon. In response to comment by John, Tom said that he has spoken to the town administrator about the vehicle parking that blocks the entrance to the town forest.
- v. **PCH Park Engineering Plan** – Phil did not have an update to provide on the engineering plan. Tom reviewed that the first part of this funding was from the CPC, with recent town meeting appropriating an additional amount.
- vi. **Sleeper Preserve Project** – Phil said that title work on the Sleeper property is still ongoing and he is following its progress regularly.
- vii. **PCH Trail Grant Match** – Phil stated that he will be forwarding the updated CPC part B application with the corrected figures, as previously discussed.

New Business

a. **PART A APPLICATION FROM CONSERVATION RE: WINTER STREET PROPERTY (VOTE)**

Phil explained that the Part A application is a request for funding to purchase an 8.8-acre property on Winter Street, which is a Chapter 61 property involving Little Cedar Swamp. Chapter 61, he continued, stipulates that if the owner intends to sell the property, it must be made known to the town to allow them the opportunity to purchase it. Phil said that there is a purchase & sale agreement pending on the property and the town has ninety days from its date to exercise the right to purchase. He said that he believes the date of the P&S was about thirty days ago.

Phil described from the Part A application, conservation's reasoning for its interest in the property.

Phil cited other funding opportunities, such as the Hanover fireworks settlement, that they are exploring and noted that the request to the CPC is for a maximum of \$65,000.

Motion was made by John, seconded by Diane, to accept the Part A application.

In response to question from John, Phil noted that the property is assessed at 25% of its open market value per Chapter 61, and if it were to go back on the market, rollback taxes would be owed to the town. Phil expressed agreement that the application should outline valuation and tax structures.

Phil addressed question from Diane about Hanover fireworks compensatory funds to say that invitation to bid for funds is expected to begin winter 2020/2021.

Phil anticipates presentation of a Part B application at the CPC's December meeting.

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Roll call to accept the Part A application: John aye, Phil aye, Diane aye, Patty aye and Tom aye.
Voted 5-0-0.

Adjournment

Phil made a motion to adjourn, which was seconded by Patty. Roll call John aye, Phil aye, Diane aye, Patty aye and Tom aye. Voted 5-0-0. The meeting was adjourned at 7:38 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee