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Community Preservation Committee (“CPC”) Virtual Meeting
Minutes for March 10, 2021

Call to Order/Roll Call

Chairman Tom Hickey called the virtual meeting to order at 7:01 PM.

Members Present: Tom Hickey, Chairman and Member-At-Large
John Kemmett, Vice-Chairman and Planning Board
Phil Clemons, Conservation Commission
Teresa Santalucia, Housing Authority
Karen Howes-Duclos, Member-At-Large
Patty Norton, Member-At-Large
Eric Olson, Parks & Fields Commission

Members Absent: Allan Clemons, Historical Commission
Diane Cohen, Member-At-Large

Chairman’s Update

Tom noted CPC reports recently sent to the committee and prepared by Town Accountant Todd Hassett and Town Administrator John Stanbrook. Tom stated that Mr. Stanbrook had been scheduled to attend this meeting, but now is unable.

Tom said he spoke to Mr. Hassett recently about bonding capacity and will be providing information for the committee in the near future. Tom said that based upon projected current revenues only, there is about \$2.5M bonding capacity.

Minutes

Motion by Phil, seconded by John, to approve the minutes of the February 10, 2021 meeting. Roll call vote Phil aye, John aye, Teresa aye, Karen aye, Patty abstain, Eric aye and Tom aye. Voted 6-0-1.

Old Business

a. REVIEW OF HANSON MIDDLE SCHOOL FIELDS

Tom said there is no update on the middle school fields except that he continues to look forward to an application perhaps by the April meeting.

b. REVISION OF 2016 COMMUNITY PRESERVATION PLAN (CPP)

Tom explained that he has been communicating with Shirley about bringing portions of the CPP up-to-date, i.e., verifying appendix website links and updating factual town demographics in the

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opening section. Tom continued that there is no immediacy to these revisions and will keep it on the agenda for the coming months, with the eventual presentation to the committee or a subcommittee to advise on updating the remaining portions.

c. PUBLIC FORUM PLANNING

Tom solicited comments from members on the timing for a 2021 public forum. After discussion, Tom summarized the committee's views to postpone a forum until fall, with preference toward an in-person event if possible, and utilization of surveys and social media for feedback.

Tom also suggested that committee members reach back to the boards they may represent to start a conversation that might generate ideas for CPA funding uses.

The committee agreed planning for a fall forum should begin in June.

Patty remarked that a survey could include a listing of priority projects brainstormed in the past, particularly at the 2016 event, and what the result has been.

d. UPDATES ON EXISTING CPA PROJECTS

- i. **Camp Kiwanee North End Cabins** – There was no Camp Kiwanee cabin update presented.
- ii. **Bonney House Rehabilitation** – There was no Bonney House update presented.
- iii. **Thomas Mill Conservation Restriction** – Phil said that a local engineering firm has been identified as appropriate to prepare a Thomas Mill drawing to the satisfaction of the Department of Conservation Services and Wildlands Trust. Phil said that a cost estimate is expected from them before the end of the month.
- iv. **Botieri Field/Town Forest** – Eric said he will get an update on the ball field sign and report back.
- v. **PCH Park Engineering Plan** – Phil said that the PCH ReUse Committee and the town planner will be meeting this month to determine if the engineering firm is on track with the park plan drawing in preparation for the project's next phase.
- vi. **Sleeper Preserve Project** – Phil said that he continues to be in contact with the assessor regularly for a status on the Sleeper property and that a conference call is scheduled for tomorrow to inquire on any progress. Phil said other avenues may need to be considered if this is not moving forward. He said that they still target June for completion of the transaction.
- vii. **PCH Trail Grant Match** – Phil said that the bid process for the trail construction is ongoing.

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New Business

a. **Crystal Spring Aquifer Protection Part A**

Tom began by saying that this Part A Application is from the Hanson Conservation Commission and secondarily from the Hanson Water Department. He noted the limited time for the committee to review an upcoming full application in time for town meeting, suggesting a placeholder may be necessary.

Phil described that the subject of the project is land that is under Chapter 61 law, which allows for the town to purchase it by match of its proposed sale price—the property being a 40 acre, 2-parcel piece of land next to the town wells. He noted the purchase as a means to protect the land around the wells. Phil said that while there is no P&S on the property as yet, the town is anticipating that it will go on the market soon and wants to have planning in place. He said that in preparing this application, they utilized the property's assessed value as a basis for estimating a purchase price.

Phil said that the Conservation Commission has voted its support of the purchase and the Water Commission will be voting on its support later this month.

John expressed that Town Planner Deb Pettey has told him that there are 50/50 state and federal grants available for well protection and she is looking in to that. He reiterated his past support of land trusts and said that he has also spoken to Ms. Pettey about writing an RFP to hire a legal team who can prepare the paperwork associated with a land trust. Tom said he will forward to John past land trust conversations he has had with the coalition.

Phil said that he expects to deliver the Part B application to the committee ahead of the April meeting.

Tom stated that the committee's next meeting is April 14 and called for a vote tonight on the acceptance of the application, seeking \$40,000, so that, if favorable, he could proceed with composing placeholder article language with the selectmen's office. Tom agreed with Teresa to say that if April 14 were to be too late to meet the deadline for town meeting articles, then the committee should briefly meet for a vote of the full application.

Motion was made by John, seconded by Patty, to accept the Crystal Spring Part A application. There was discussion that the placeholder article be worded for the CPC's funding of the full project amount, pending availability of other funding sources. Roll call vote John aye, Patty aye, Phil aye, Teresa aye, Karen aye, Eric aye and Tom aye. Voted 7-0-0.

Adjournment

Motion by Patty, seconded by John, to adjourn the meeting. Roll call vote John aye, Patty aye, Phil aye, Teresa aye, Karen aye, Eric aye and Tom aye. Voted 7-0-0. The meeting was adjourned at 7:45 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee