

**\*ATTENTION: THIS MEETING WAS CONDUCTED TELEPHONICALLY.  
A ZOOM RECORDING OF THE MEETING CAN BE ACCESSED FROM  
WHITMAN-HANSON CABLE ACCESS TV:  
(<https://whca.tv/hanson-channel>)**

Community Preservation Committee (“CPC”) Virtual Meeting  
Minutes for April 1, 2021

Call to Order/Roll Call

Chairman Tom Hickey called the virtual meeting to order at 7:07 PM.

Members Present: Tom Hickey, Chairman and Member-At-Large  
Diane Cohen, Member-At-Large  
Phil Clemons, Conservation Commission  
Teresa Santalucia, Housing Authority  
Patty Norton, Member-At-Large

Members Absent: Allan Clemons, Historical Commission  
Karen Howes-Duclos, Member-At-Large  
John Kemmett, Vice-Chairman and Planning Board  
Eric Olson, Parks & Fields Commission

Crystal Spring Aquifer Protection application

Tom acknowledged that this application is also being referred to as the Pine Meadow Acquisition.

Phil reviewed that the committee previously voted to accept the Crystal Spring Aquifer Protection Part A application and that they would have received the Part B application electronically this week for review.

Phil described that the 40-acre property under review is very close to the town’s sole water supply. He continued that acquiring the property would fill in the Poor Meadow Brook corridor, particularly the surrounding parcels that are adjoining the town’s Crystal Spring well site. Phil said that the water department is in full support of the project with the commission voting to make a financial contribution.

Answering to Diane, Phil agreed that on Part A of the application, page 2, the question asking if the project or one closely related to it had ever received CPA funding before should have been answered ‘Yes.’ He affirmed that another property was acquired some years ago using CPA funds under similar circumstances.

Phil explained for the committee that three appraisal estimates for the property are pending and identified as such on the Part B application. He said that because of the tight timeline for this application’s approval, it was necessary to complete the application prior to their receipt. Phil commented that all three firms are known to the town and the expectation is that they will be responsive and would provide an affordable product.

Tom read in to the record the draft town meeting article that had been sent to members for review.

Motion was made by Patty, seconded by Teresa, that the article be placed on the town meeting warrant subject to amendments as necessary by town counsel. Tom stated that according to Town Accountant Todd Hassett, the town’s Open Space account balance is presently about \$56,506. Tom said that he has been

Town of Hanson  
542 Liberty Street, Hanson, MA 02341

advised by the coalition to take needed monies over that amount from Undesignated. Roll call vote Patty aye, Phil aye, Teresa aye, Diane aye and Tom aye. Voted 5-0-0.

Tom said that after forward of the draft article to the Selectmen's Office, he would expect for it to be taken up at the next Selectmen's meeting.

Phil clarified to members that actions to proactively place this article on the warrant have been in anticipation of the property's official appearance on the market soon. He said that steps were taken quickly to ensure that the town would not miss its opportunity to purchase the property.

Adjournment

Motion by Teresa, seconded by Patty, to adjourn the meeting. Roll call vote Patty aye, Phil aye, Teresa aye, Diane aye and Tom aye. Voted 5-0-0. The meeting was adjourned at 7:22 PM.

Respectfully submitted,

Shirley Schindler, Clerk  
Community Preservation Committee