

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”)
Selectmen’s Meeting Room, Town Hall
Minutes for March 9, 2022

Call to Order/Roll Call

Chairman Tom Hickey called the meeting to order at 7:04 PM.

Members Present: Tom Hickey, Chairman and Member-At-Large
Allan Clemons, Historical Commission
Teresa Santalucia, Housing Authority
Diane Cohen, Member-At-Large
Phil Clemons, Conservation Commission
Karen Howes-Duclos, Member-At-Large

Members Absent: John Kemmett, Vice-Chairman and Planning Board
Patty Norton, Member-At-Large

Chairman’s Update

Tom made reference to the report that had been obtained from Todd Hassett and distributed to members.

Minutes

MOTION by Phil, seconded by Allan, to approve the minutes of the Nov. 10, 2021 meeting. Voted 6-0-0.

Old Business

- a. UPDATES ON EXISTING CPA PROJECTS
 - i. **Camp Kiwanee North End Cabins** – Diane noted responses from Tom and the coalition regarding the usage of remaining cabin project funds to pay camp staff to perform some cabin repairs. Diane said they are working through the coalition’s thorough feedback with Town officials and will proceed as they advise. Tom reviewed for members that CPA funds cannot be used for regular maintenance and that if the Recreation Commission were to use existing personnel to perform work, it cannot overlap with regular maintenance and cannot replace money that the Town has budgeted.
 - ii. **Bonney House Rehabilitation** –Allan said that they are waiting on people who had been lined up to do some work on the Bonney House. Tom added that the consensus at this evening’s Historic Commission meeting was that the remaining funds for this project (\$10,766) will focus on specific electrical improvements.
 - iii. **Thomas Mill Conservation Restriction** – Phil said that the physical elements for completing the survey and bounding of the Thomas Mill property are complete and noted the invoice that is about to be paid. He said that a mylar suitable for Registry recording has been created and a PDF has been forwarded to Wildlands Trust, who has shared it with the state. Phil said that remaining work necessary to close the project entails final paperwork.
 - iv. **Botieri Field/Town Forest** –Phil reviewed that the Town Forest portion of the Botieri Field/ Town Forest project is complete. Tom commented that upon reorganization of Parks & Fields and a CPC representative assigned, he would expect conversation among this

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Committee on whether to close out the project or if there is additional permissible work under the article.

- v. **PCH Park Engineering Plan** – Phil reported that there is nothing new to report concerning the PCH park engineering plan as they have not met for some time. He said the park committee will have a meeting this coming Monday.
- vi. **Sleeper Preserve Project** –Phil stated that the attorneys are still proceeding with the Sleeper property title work and are very close to completion. He said that all parties are aware of the need to close by June 30.
- vii. **PCH Trail Grant Match** –Phil said that the PCH trail work will have to be re-bid because of COVID-related delays and the quote they have is now two years old. He stated that they will updating DCR [Department of Conservation & Recreation] next week and he will copy that correspondence to this Committee.
- viii. **Historical Markers** –Teresa explained that the delay starting the historical markers project because of the pandemic caused the cost to increase by \$1,200, which reflects an increase in materials. She stated that the 200th anniversary committee will be voting soon on whether funds that they have can be used to cover the additional cost.
- ix. **Little Cedar Swamp** – Phil said that the acquisition of the nine-acre Little Cedar Swamp property is complete.

b. PUBLIC FORUM DISCUSSION

Tom reviewed that there had been past discussion that CPC members who represent another committee or board ask their respective group if they anticipate there being any projects in the near future that might be suited for CPA funding. Tom stated that members could then share their feedback at the public forum, which Tom proposed for May 11.

Phil proposed that member material could be shared collectively in a PowerPoint presentation at the forum. Tom noted that he and Shirley will look in to what technology might be available for the Committee to use, but would expect there to be a handout at the very least, with Shirley providing an updated list of completed/in progress projects.

New Business

PREAPPLICATION FROM NEIGHBORWORKS SOLUTIONS RE: HANSON GROUP HOME

Tom stated that a Part A application had been received from NeighborWorks Housing Solutions for exterior repairs at the Hanson Group Home, 53 W. Washington Street. He said that the topic is appearing on this evening's agenda for member information and will not require action at this time. Tom stated that a Part B application might be submitted by them for consideration in the fall.

PART B APPLICATION FROM HANSON LITTLE LEAGUE RE: BOTIERI FENCE (VOTE)

In order to meet the March 4 Town Meeting article deadline, Tom said that the Selectman's office was asked to add a placeholder article relative to the Hanson Little League's request for a fence at the Botieri Field.

MOTION by Teresa, seconded by Diane, to confirm the Town Meeting article placeholder for a fence at Botieri Field. Voted 6-0-0.

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Teresa noted past CPC discussion that projects relating to town-owned property, such as this one, should appear on the capital improvements matrix.

Tom affirmed to question by Phil that the project would be a fence replacement and not a fence repair, which would be considered maintenance and not CPA-eligible.

Teresa stated that the recent proposal by the Town Planner that the highway department be moved to Botieri Field and the skate park and basketball courts be moved to Maquan School could affect the CPC's decision on this project.

Tom said he will invite Adam Valachovic to the April meeting and in advance, provide him feedback from this evening's discussion, as outlined below:

- The Committee's observation of the low contribution on the part of the applicant
- General concern that projects relating to Town-owned property should be the responsibility of the Town and part of long-range capital planning
- The CPC potentially investing in a short-term fence in an area that might undergo a change of purpose in a few years.
- That Parks & Fields benefits on matters such as this project when they have direct CPC representation and can share in discussions and enjoy voting rights

Tom responded to comment from Teresa to say that in Part II.B of the submitted application, the more accurate response would be 'Creation' instead of 'Rehabilitation/restoration.'

MISCELLANEOUS

Phil asked if the community preservation account balances can be determined and distributed to members. Tom asked Shirley to reach out to Todd.

Phil asked that the CPC application forms be updated to change the wording of the 'Open Space' option in item II.C to 'Open Space and Recreation' since it is the accurate name of the Town plan. Teresa noted that this item should also include the Housing Production Plan. There was also discussion about member names appearing at the top of the CPC A and B applications and that they be removed and replaced with wording that describes the general make-up of the Committee. Tom asked Shirley to make these changes.

Adjournment

MOTION by Phil, seconded by Teresa, to adjourn the meeting. Voted 6-0-0. The meeting was adjourned at 7:45 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee