

Town of Hanson  
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”)  
Selectmen’s Meeting Room, Town Hall  
Minutes for April 13, 2022

Call to Order/Roll Call

Vice-Chairman John Kemmett called the meeting to order at 7:02 PM.

Members Present:           John Kemmett, Vice-Chairman and Planning Board  
                                  Allan Clemons, Historical Commission  
                                  Teresa Santalucia, Housing Authority  
                                  Diane Cohen, Member-At-Large  
                                  Phil Clemons, Conservation Commission  
                                  Karen Howes-Duclos, Member-At-Large  
                                  Patty Norton, Member-At-Large (arrival at 7:45 PM)

Members Absent:           Tom Hickey, Chairman and Member-At-Large

Others Present:           Adam Valacovich, Hanson Little League

Chairman’s Update

MOTION by Teresa, seconded by Phil, to approve payment of the annual CPA coalition membership dues.  
Voted 6-0-0.

The conflict-of-interest/sexual harassment acknowledgement sheet was distributed to members for signatures.

Minutes

MOTION by Teresa, seconded by Phil, to approve the minutes of the March 9, 2022 meeting. Voted 6-0-0.

Old Business

- a. UPDATES ON EXISTING CPA PROJECTS
  - i. **Camp Kiwanee North End Cabins** – Diane said that she had no update concerning the Camp Kiwanee north end cabin project.
  - ii. **Bonney House Rehabilitation** – There was no update reported for the Bonney House rehabilitation project.
  - iii. **Thomas Mill Conservation Restriction** – Phil said that while all work has been completed regarding the Thomas Mill conservation restriction, they are waiting for the state to approve the engineering plan prior to the CR issuance.
  - iv. **Botieri Field/Town Forest** – Phil stated that the town forest portion of the Botieri Field/Town Forest project is complete. The topic as to whether it should be closed was tabled until the return of Chairman Tom Hickey.

Town of Hanson  
542 Liberty Street, Hanson, MA 02341

- v. **PCH Park Engineering Plan** – Phil said that significant progress has been made on the park engineering plan, but small changes continue to be made to the design.
- vi. **Sleeper Preserve Project** – Phil explained that there has been much title work to resolve on the Sleeper property as it encompasses multiple parcels. He said that it needs to be completed and the property conveyed before June 30 in order to retain eligibility for the LAND grant.

To ensure meeting the deadline, Phil said that the counsels are discussing completing the transaction instead through a friendly taking, which he noted is now the present goal. He described that the process will require two articles at Special Town Meeting in which the funds will be secured and spent by the Town and then reimbursed by the grant. He noted that the Selectmen have unanimously supported the articles.

MOTION by Phil, seconded by Diane, that the Community Preservation Committee sponsor the two articles concerning the Sleeper Preserve property.

John expressed hesitance of the taking process being full-proof and proposed that the CPC vote the full \$203,996 to ensure that the money is available for the timing of the grant. There was discussion as to whether the approved application would then need to be re-written and if the approved article would need to be updated.

Phil stated the opinion that the risks of the articles not being approved and the grant not going through is low.

Phil noted that if the Town were unable to meet the deadline and required to re-apply for the grant in a new fiscal year, they have been told that it would be looked upon favorably. Phil responded to John to say that contributed monies for the project from Conservation would cover the cost of the conservation restriction.

After additional discussion, the Committee voted to support the Sleeper articles on the warrant. 6-0-0.

- vii. **PCH Trail Grant Match** – Phil said that there will be an article on the warrant to appropriate \$100,000 for the PCH park trail, which will be reimbursed through a state recreational trails grant program that has already been approved. Phil added that the portion of the work for which the CPC will make contribution is experiencing actual on-the-ground progress.
- viii. **Historical Markers** – Teresa reviewed that since the historical marker article approval in 2019, there were COVID delays and now the price has gone up by just under \$1,000. She said that the 200<sup>th</sup> anniversary committee has stepped in and will be covering the extra cost.

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

[Patty arrived during this discussion.]

John began by noting that he was not present for past discussion of this project and has two points to make: 1) his understanding that per the Department of Revenue (DOR), CPC funds cannot be used for projects that should be funded by the Town, and 2) knowledge that there is discussion of moving the Botieri fields up to the Maquan School property and suggesting that

Town of Hanson  
542 Liberty Street, Hanson, MA 02341

this project be delayed until at least October Town Meeting to know if that project will move forward.

Teresa responded that Tom has clarified with the coalition that this project, to replace the fence, would be CPA-eligible. She also stated that the field movement proposal is in its early conceptual stages, while the current fence is a safety issue that needs to be addressed as soon as possible.

Mr. Valachovic described his own discussions with the coalition and the Town Administrator that affirmed that the project would be CPA-eligible. He said that he was initially told that it would not be, but because of a rule change in 2012, it is now permitted.

John expressed concern about the project being permissible and described awareness of projects in other municipalities in which the DOR required them to return CPA funds after it was determined that projects were ineligible.

Mr. Valachovic stated that during the meeting relating to the movement of the fields, it was estimated to happen no sooner than 2026. He also noted that a fence that is placed now can be repurposed in the new location if the fields are moved.

John explained in response to question from Diane that in 2012, CPA rules were changed that allowed recreational projects to be CPA funded. His concern, he said, is that this project does not reside on recreational property. Phil reviewed some history of the property to say that the highway department/field property is designated as shared town land. Mr. Valachovic added that he has documentation that shows that the entire property is one plot for the highway department.

John also expressed disappointment in the small amount of funds to be contributed by the applicant for this project. Mr. Valachovic responded by saying that they expend their own funds to fertilize and water the fields plus provide additional upkeep as needed and hope that the Town can step forward for this project.

Responding to comment as to why the project isn't on the capital improvements matrix, Mr. Valachovic said that it is his understanding that a project has to exceed \$35,000 in order to appear on the matrix.

After continued discussion, there was MOTION by Teresa to approve the Botieri fence application, seconded by Diane. Voted 5-1-1.

c. PUBLIC FORUM DISCUSSION

Some CPC members reported feedback relating to the upcoming public forum, as below:

Teresa stated that the Housing Authority tabled any discussion of the CPC's public forum due to other pressing matters. She did say that they are working with a new management company, the Quincy Housing Authority, who has worked with other CPC's in the past and are anxious to partner with Hanson CPC with an application in the near future.

Diane stated that Recreation plans to send someone to attend the public forum.

Phil stated that electronic information being prepared by Conservation for the upcoming Green Hanson can likely be incorporated into a presentation for the CPC public forum.

Town of Hanson  
542 Liberty Street, Hanson, MA 02341

John said that the new Town Planner, Tony De Frias, is suggesting numerous initiatives and has many fresh ideas. John stated that he has suggested that Mr. De Frias attend the public forum.

New Business

There was no new business discussed.

Adjournment

MOTION by Teresa, seconded by Diane, to adjourn the meeting. Voted 7-0-0. The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Shirley Schindler, Clerk  
Community Preservation Committee