

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”)
Selectmen’s Meeting Room, Town Hall
Minutes for August 10, 2022

Call to Order/Roll Call

Chairperson John Kemmett called the meeting to order at 7:00 PM.

Members Present: John Kemmett, Chairperson and Planning Board
 Karen Howes-Duclos, Member-At-Large
 Patty Norton, Member-At-Large
 Tom Hickey, Member-At-Large
 Teresa Santalucia, Housing Authority

Members Absent: Allan Clemons, Historical Commission
 Diane Cohen, Vice-Chairperson and Member-At-Large
 Phil Clemons, Conservation Commission

Others Present: Tony De Frias, Hanson Town Planner
 Kurt Tarvis, Hanson Historical Society & Historical Commission

Documents: Draft July 21, 2022 CPC Meeting Minutes

MOTION by Tom, seconded by Teresa, to take the meeting agenda out of order for the presentation by Town Planner Tony De Frias. Voted 5-0-0.

New Business

PRESENTATION BY TONY DE FRIAS, HANSON TOWN PLANNER

Mr. De Frias had prepared a slide show entitled “Maquan Area Re-Use Plan” for the Select Board and was in attendance this evening to present it to the CPC. He said that the presentation addresses three parts; 1) the Maquan School, 2) the Hanson Public Library and Senior Center, and 3) the Hanson Highway Department. He briefly reviewed a history and proximity of each property. The presentation provided a “starting point” drawing, he said, to illustrate what could be accomplished with the aforesaid properties.

Mr. De Frais’ presentation first addressed the 17-acre Maquan School property. He proposes the creation of a Maquan Youth Athletic Complex on the property to include three youth baseball fields, playground, basketball court, skate park, potential future soccer/football practice field and a 28x40 building to house concessions, restrooms and offices. He noted that the fields currently across the street would be moved to this location.

There was comment that it is believed that there are no wetlands on the Maquan property.

Mr. De Frias said his proposal for the library would entail an addition that would bring its square feet to approximately 16,000, which from a 2019 study is the recommended size to accommodate the needs of this community. He stated that in order to expand the building, land would need to be taken from the Maquan property.

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John noted a piece of property behind Maquan, 13-15 acres, that he said will likely never be developed and could perhaps be incorporated into plans for the Maquan property. Mr. De Frias said he will look in to it.

Mr. De Frias' plans for the highway department entail keeping it in its existing location due to its centralized location in town. He said that redevelopment of the property would be over an expanded area due to the movement of the ball fields. There was some discussion of Highway's redevelopment in its current location versus other proposed plans to move it to the Hawk's Ave. property.

Mr. De Frias' Re-Use slide presentation was concluded by reviewing the benefits of keeping the highway department and library/senior center in their current locations.

Tom inquired as to Mr. De Frias' sense of how this proposal might proceed from here. Mr. De Frias' stated his optimism that it will move forward, with emphasis by John that it would move in stages. John articulated that CPC could perhaps fund plans for the initial stages or pay for a consultant to conduct visioning sessions.

Mr. De Frias opened another of his slide presentations on town-owned properties, stating that the town owns 72 properties—17 public buildings and 55 that are under town-ownership. He made note in particular of 533 Main Street, a.k.a LZ Thomas, on 3.34 acres, explaining the potential for additional multi-unit and/or affordable housing on the property. He displayed a plan from 1990 showing that the LZ Thomas property that was converted to six apartments was originally designed to be twelve units.

John noted on the housing topic a town-owned 15-acre parcel on Phillips Street that is in the custody of the Housing Authority.

There was some discussion on use of the 18,000 sq. ft. property at 308 Maquan Street, with Mr. De Frias' report proposing its use as a recreation area overlooking the pond.

Mr. De Frias pointed out the 0 West Washington Street property, 7 acres, as future business use.

Teresa noted the need to identify the maintenance responsibility in town prior to launching these projects.

Mr. De Frias said there has been interest expressed about veterans' housing in town.

Tom expressed that CPC administrative funds could be used to pay for a consultant who could organize Mr. De Frias' ideas for community feedback.

Minutes

MOTION by Patty, seconded by Tom, to approve the minutes of the July 21, 2022 meeting. Voted 5-0-0.

Old Business

- a. Updates on Existing CPA Projects
 - i. Camp Kiwanee North End Cabins – No update was presented.
 - ii. Bonney House Rehabilitation – Kurt Tarvis, Historical Commission, stated that plans to present a Bonney House town meeting article for CPC funding have been delayed since they have not heard back from any contractors. He said that expectation is to request a significant amount to cover remaining work. Tom reported that about \$13,000 remains in an article that was approved in 2014 and its scope would need to be reviewed. John remarked that some administrative CPC funds may be available to pay for a study to identify remaining work to be done. Teresa commented that completing the Bonney House could be the impetus for the historic village

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- project to move forward. John noted the importance of placing historic buildings on the national register to expand funding options.
- iii. Thomas Mill Conservation Restriction – No Thomas Mill CR update was presented.
 - iv. Botieri Field/Town Forest – There was no update presented for the Botieri Field/Town Forest.
 - v. Plymouth County Hospital Park (PCH) Engineering Plan – There was no update on the PCH Park Engineering Plan project.
 - vi. Sleeper Preserve Project – In Phil's absence to report, John said that his understanding is that the Sleeper Preserve acquisition remains ongoing.
 - vii. PCH Trail Grant Match – There was no update presented for the PCH Trail Grant Match project.
 - viii. Historical markers – Teresa said that the historical markers project is still in process.
 - ix. Botieri Fence Replacement - There was no update to report on the Botieri fence replacement.

HOUSING AUTHORITY LZ THOMAS APPLICATIONS

John reviewed that the three LZ Thomas Part A applications were approved at the last meeting and that he had asked for members to review them in more detail and share via email to Shirley their feedback. John expressed his own concerns of ensuring that the Committee proceeds according to the regulations.

There was some conversation on whether solid Part B applications would be forthcoming from the applicant before the Aug. 23 article deadline.

MOTION by Teresa, seconded by Patty, to grant Chairperson Kemmett the authority to craft placeholders for the three LA Thomas articles that are requesting CPC funding, as listed in their Part A applications, respectively, with the funding sources from the historical reserves. Voted 5-0-0.

MOTION by Teresa, seconded by Patty, to grant authority for Chairperson Kemmett and Teresa to work with the Housing Authority to determine how best to move forward with the LZ Thomas Part B applications and the timing. Voted 5-0-0.

CAMP KIWANEE GATEHOUSE APPLICATION

John acknowledged that there is a Part A application on file for the Camp Kiwanee Gatehouse and there is no new information at this time.

HISTORIC MAP APPLICATION

John stated that no new information has been provided subsequent to the approval of the historic map Part A application.

New Business (cont'd)

DOR REPORTING

Patty stated that she was able to resolve the problem she was having with the DOR site for her reporting. She said that she reports CPC town-approvals annually in September prior to the October Town Meeting and also indicates projects that were closed.

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HANSON CPA SURCHARGE DISCUSSION

John said that a database on the coalition website lists towns that have requested increases to their surcharge in the past and if they were successful. Upon reviewing it, John said that he found that a significant number of the attempts were favorable. John noted Hanson's current 1.5% surcharge rate and believes that a discussion should take place on whether an attempt should be made to increase it. Tom commented that using the CPC's administrative funds, a consultant could be hired to map out the numbers and provide some forecasting information.

John asked that this discussion be continued at the next meeting.

John suggested that the Committee invite Stuart Saginor from the coalition to a meeting in the near future and will reach out to him.

PARKS AND FIELDS MEMBER UPDATE

There was not a specific update to report on a CPC Parks and fields representative.

Adjournment

MOTION by Patty, seconded by Tom, to adjourn the meeting. Voted 5-0-0.

The meeting was adjourned at 8:57 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee