

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”)
Selectmen’s Meeting Room, Town Hall
Minutes for October 12, 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
 Allan Clemons, Historical Commission
 Teresa Santalucia, Housing Authority
 Phil Clemons, Conservation Commission
 Diane Cohen, Vice-Chairperson and Member-At-Large
 Tom Hickey, Member-At-Large
 Adam Valachovic, Parks & Fields Commission

Others Present: Frank Milisi, Recreation Commission
 Roger Means, Camp Kiwanee Facilities Manager

Documents: Draft Sept. 10, 2022 CPC Meeting Minutes
 Camp Kiwanee Cove Pre-Applications (4)

Chairperson’s Update

John introduced new CPC member, Adam Valachovic, who will be representing Parks & Fields. Adam said that he has been the chair for the Parks & Fields Commission for more than two years and looks forward to his participation on the CPC.

John remarked that he has an invoice from Dandel Construction to the Hanson Conservation Commission regarding the Circuit Trail. Phil said that he will provide information on the invoice during the project update portion of this meeting.

[The agenda was advanced to the Camp Kiwanee/Cove discussion due to the guests in attendance.]

Old Business

DISCUSS IMPROVEMENTS TO CAMP KIWANEE AND COVE, WITH PART A APPLICATIONS

Frank Milisi distributed to members four Part A CPC applications regarding the Camp Kiwanee Cove that he says represent four different jobs and their requirements.

1. Cove Landscape Design and Renovation – Frank stated that the amount being requested for cove landscape design and renovation is \$35,000. He said that the application indicates that the project addresses rehabilitation/recreation, and alignment with the Open Space and Recreation Plan.

In response to John, Phil said that Frank has spoken with Conservation for their perspective.

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Diane stated that members could review the applications and email comments/questions to Shirley for distribution to Frank.

Patty noted that bathhouse repair would not qualify for CPC funds.

Teresa remarked on other funding sources, with Patty suggesting they research Massachusetts history grants. Frank said that he has spoken with Rep. Josh Cutler concerning grant opportunities. Frank said that Rep. Cutler also suggested that perhaps funding could be added to the 2024 state budget.

Phil stated that the rationale provided on this application is vague and could use more detail. John said that Frank could meet with Conservation to iron out additional detail.

Frank said that so far he has one landscaping quote for \$19,000 from Ed Sheehan, which he said is a very reasonable price. Frank stated that the \$35,000 figure on the application is to account for anything extra that might come up in the process.

2. Cove Playground – Frank described the second application requesting \$75,000 for a playground at the cove.

Diane commented about liability insurance for a playground. Frank said he would double check the current coverage.

John asked if they have considered moving the playground at the Maquan School to Camp Kiwanee. Frank said that the possibility has been discussed elsewhere, saying that it is dilapidated and would need to be replaced in a few years. Phil affirmed that he has heard that discussion before and that it had been determined that the cost/benefit was not good.

Diane asked if there is a camera at the beach. Frank said that one currently faces the beach front and another could be installed.

Teresa remarked that beach volleyball has been popular at Camp Kiwanee in the past. Frank stated that a playground may be more useful.

John said that the CPC funded a playground at Whitman-Hanson some years ago. He said that paperwork from that project likely still exists and asked if Shirley can look in to it.

Phil confirmed that the Plymouth County Hospital project will include a playground as well.

3. Stormwater management system for the cove – John noted the planning board's purview over stormwater management unless Conservation has jurisdiction. He said that Frank may need to attend a planning board meeting for clarification.

Frank explained that the applications for stormwater management for the cove may not require CPC funding. He said that he has been told that stormwater management qualifies for ARPA [American Rescue Plan Act] funds and the Select Board has agreed to add a \$50,000 article to the warrant, which should cover the study and its implementation. Frank said he would only need CPC funds in the event the article fails.

John remarked that the Committee will not be able to make a decision on these applications this evening due to their complexity. With the rescheduled Special Town Meeting falling on the same date as the regular November CPC meeting, it was discussed that there be no regular November meeting, but rather a

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subcommittee who could meet in November to gather information about the applications ahead of a December CPC meeting. It was suggested that John, Phil and Diane participate on that subcommittee. John said that obtaining Committee feedback via email ahead of time could facilitate that process.

MOTION by Phil, seconded by Teresa, that a CPC subcommittee be organized for the purpose of gathering information relating to the Camp Kiwanee Cove applications. Voted 9-0-0.

Frank pointed out that the CPC application is difficult to use and is not designed for electronic data entry. John asked Shirley to add to the next agenda a discussion of using CPC administrative funds to hire someone to update the current application into a more editable form.

Tom stated that if the CPC files do not have the playground information from the Whiman-Hanson Recreation Area project, Bob Rodgers, the coordinator of that project, would be a good resource for information. Tom also said that Duval Elementary in Whitman recently built a playground.

Minutes

MOTION by Patty, seconded by Teresa, to approve the minutes of the September 14, 2022 meeting. Phil said that the heading for the Camp Kiwanee improvements discussion should read "Camp Kiwanee and Cove." The minutes were approved with changes, voted 7-0-2.

Old Business (cont'd)

UPDATE ON EXISTING CPA PROJECT

Camp Kiwanee North End Cabins – Roger Means, Facilities Manager for Camp Kiwanee, was present to say that he wants to order wood for the north end cabin shutters. Members affirmed his request as the purchase relates to the cabins. Roger mentioned that there is damage to the boathouse roof shingles, but members said that north end cabin project funds could not be used for that work as it is unrelated. John said that they can move forward with work on the cabins provided it is within the scope of the warrant article.

John reiterated that optionally, remaining project funds can be returned to the CPC and a new article could be drafted to change the scope of the work needed.

Bonney House Rehabilitation – Allan said that after reaching out to them, Rep. Josh Cutler, Sen. Brady and Rep. DeCoste visited the Bonney House yesterday for a tour and to learn about its history. Allan said that he inquired about historic grants and was told that if the house was on the Register of Historic Places, it might increase its eligibility for grants. Allan said he has started working on that process already. Allan also said that he is in discussion with people who can design electric, heating and plumbing systems that the house needs.

Thomas Mill Conservation Restriction - Phil stated that he has no update to report on the Thomas Mill conservation restriction

Botieri Field/Town Forest – Phil remarked again that the Town Forest portion of the Botieri project is complete. As there are some funds remaining on the project, John asked Adam to speak to Parks & Fields to ask if they have use for those funds. Phil quoted from a recent report that there is \$14,712.41 unused. John stated that those funds could be used for work within the scope of the original warrant article. Tom expressed that the project the way it was originally intended is probably done and Parks &

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Fields may choose instead to return the money and formulate a new proposal based upon current needs. Teresa suggested that Shirley send the wording of the original warrant article to Adam.

PCH Park Engineering Plan – Phil said that there was no PCH ReUse Committee meeting last month and therefore has no update to report concerning the PCH Park engineering plan.

Sleeper Preserve – Phil stated that the Sleeper Preserve project is complete as far as the CPC is concerned.

PCH Trail Grant Match – John asked if the invoice from Dandel Construction that he received from Conservation for culvert work is related to the trail grant project. Phil explained that the original trail project was for \$130,000, with \$100,000 to come from a state trail grant, and the remaining supplemented in part with CPC funds. Phil said the trail is about 70% complete, much of which is to be paid for with the state funds. He said that two culverts under the trail needed to be replaced, costing \$2,360.00. Phil clarified that since the culvert work was not specifically outlined in the grant application, they have decided to pay for it from the CPC portion of the funds. He said that Conservation can provide documentation that the work was completed satisfactorily.

Phil said that the trail so far is nearly a mile long, a dead-end at this point, and is accessible from Pierce Avenue.

Phil stated that when the trail is complete, they will contact the Bay Circuit Trail Alliance to propose the incorporation of the new location into the Bay Circuit Trail. If they approve it, Phil stated that they would add the new portion to their mapping and website.

Historical Markers – Teresa said that she did not have an update to report concerning the historical markers.

Botieri Fence Replacement – John said that he and Diane plan to meet with the procurement officer in the near future to discuss issues relating to the Botieri fence replacement funding. Adam said that the fencing has been delivered and will be installed next week.

John expressed that whereas the fence is slated to be installed on highway department property, this would be in violation of CPC. After some discussion with differing points of view, John stated that he and Diane seek to get clarification from the procurement officer before CPC funds are expended for the fence to know that the Committee is proceeding correctly. John invited Adam to join them in that meeting.

HANSON HOUSING AUTHORITY LZ THOMAS APPLICATIONS

Teresa said that there is a Housing Authority meeting tomorrow where she will be getting an update on the LZ Thomas Part B applications.

HANSON CPA SURCHARGE DISCUSSION

John said that he wants to keep the conversation going concerning an increase to the CPA surcharge in Hanson, which is currently 1.5%. He acknowledged that this is likely not the best time to pursue it. Teresa noted that it would be useful in that process to illustrate how much more that could have been done had the surcharge be higher all along, as well as with the accompanying state matches. She added that it could be further shown what would be missed going in to the future if the Town were to keep the surcharge as is

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instead of increasing it. Phil noted that it would be beneficial to have a CPC re-education statement ready to inform the public of what the CPC can do.

New Business

There was no new business discussed.

Next Meeting

Due to various conflicts, the Committee agreed that it would not formally meet in November. In order to keep the Camp Kiwanee Cove proposals moving along, however, a subcommittee will likely meet, perhaps at the camp, for an information gathering walk-through sometime in November, exact date to be determined. The next regular meeting would take place on December 14.

Adjournment

MOTION by Teresa, seconded by Patty, to adjourn the meeting. Voted 9-0-0.

The meeting was adjourned at 8:33 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee