

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”)
Selectmen’s Meeting Room, Town Hall
Minutes for December 14, 2022

Call to Order/Roll Call

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

[The meeting is being audio recorded.]

Members Present: John Kemmett, Chairperson and Planning Board
 Patty Norton, Member-At-Large
 Allan Clemons, Historical Commission
 Phil Clemons, Conservation Commission
 Diane Cohen, Vice-Chairperson and Member-At-Large
 Adam Valachovic, Parks & Fields Commission

Members Absent Karen Howes-Duclos, Member-At-Large
 Tom Hickey, Member-At-Large
 Teresa Santalucia, Housing Authority

Others Present: Noelle Humphries, NeighborWorks Housing Solutions
 Roger Means, Camp Kiwanee Facilities Manager
 Karen Stolfer, Hanson Public Library Director
 Corinne Cafardo, Hanson Public Library Trustee

Documents: Draft Oct. 12, 2022 CPC Meeting Minutes
 Financial report as of Nov. 30, 2022 from Accounting Dept.
 Camp Kiwanee North End Cabins Invoices
 Hanson Group Home Part B application
 Parks & Fields Part A application for HMS Soccer & Football field

Chairperson’s Update

John noted the financial report that was sent to members as well as the reserve balances.

John referenced the three invoices pertaining to the Camp Kiwanee North End Cabins.

MOTION by Phil, seconded by Patty, to authorize John to sign invoices that are less than \$2,000. Voted 6-0-0.

John signed the invoices.

Roger Means, Camp Kiwanee Facilities Manager, asked if mattresses for the cabins would be allowable for purchased under this article. After some discussion, there was member consensus that mattresses would not be a permissible purchase.

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Minutes

MOTION by Patty, seconded by Diane, to approve the minutes of the October 12, 2022 meeting. Voted 6-0-0.

Old Business

UPDATE ON EXISTING CPA PROJECTS

Camp Kiwanee North End Cabins – Roger Means shared that they have been working on the cabin shutters and expect to continue on with that through the winter.

Bonney House Rehabilitation – There was discussion about the recent break-in at the Bonney House. Allan said that intentions for major renovations to the Bonney House are set back until after this matter is resolved.

Thomas Mill Conservation Restriction – Phil reported that the open position at the State for an individual to review conservation restrictions has been filled. He said that they have given him an expectation that a decision on the Thomas Mill CR will occur by January.

Botieri Field/Town Forest – Adam stated that everything intended for the Botieri Field portion of the project, including the recent signage, is complete. Phil reiterated that the Town Forest portion had been complete for some time. John said that the project can be removed from future agendas. Patty said that she will update the CPC database to reflect it being closed out.

PCH Park Engineering Plan – Phil explained that the work intended for the park engineering plan is not complete as yet and the money allocated as such has not spent. Phil estimated that approximately two-thirds of that work is complete.

Sleeper Preserve – Phil said that the Sleeper property has been owned by the Town since June 28 and the project is complete in terms of the CPC.

PCH Trail Grant Match – Phil said that the trail grant project is ongoing. He stated that the grant was due to expire the end of this year, but a one-year extension has been granted.

Phil also said that there was a formal meeting with the Appalachian Mountain Club and Bay Circuit Alliance concerning the boardwalk construction. He said that plans have been made for workers to stay at Camp Kiwanee on weekdays during construction, and the boardwalk completion is expected sometime next summer.

Phil explained again that the trail is 80% complete—people can park at the new parking lot on Pierce Avenue.

Historical Markers – There was no update on the historical markers since Teresa was not in attendance.

Botieri Fence Replacement – Adam reported that the Botieri fence has been installed and they have paid for it.

MOTION by Diane, seconded by Patty, to close the Botieri Field/Town Forest project, Sleeper Preserve project and Botieri Fence Replacement project, and return any remaining funds to their original funding source. Voted 6-0-0.

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Shirley said that she will email Todd about the project closures.

DISCUSS CAMP KIWANEE COVE PREAPPLICATIONS

MOTION by Patty, seconded by Phil, to postpone the Camp Kiwanee Cove preapplications discussion until later in the meeting. Voted 6-0-0.

HANSON HOUSING AUTHORITY LZ THOMAS APPLICATIONS

The LZ Thomas topic was passed over since no one was present to provide an update.

HANSON CPA SURCHARGE DISCUSSION

The CPA surcharge discussion was passed over until another meeting.

New Business

DISCUSS USING ADMINISTRATIVE FUNDS TO MAKE THE CPC APPLICATION EDITABLE

There was discussion about how the CPC applications could be modified to properly allow field input and who could do it. John said that after making comments about it at the last meeting, Frank Milisi did modify the forms to provide editing and sent them to us. John asked if someone could place Frank's version on the CPC website. John asked Shirley to contact Steve Moberg from IT about it, but Shirley said that she has login credentials to the Town website. She said that she will look at Frank's documents and determine what would need to be done to post them online.

HANSON GROUP HOME PART B APPLICATION

John explained that the Hanson Group Home Part A application, submitted previously by Noelle Humphries from NeighborWorks Solutions to the CPC, has not been discussed by the Committee and a vote has not been taken to accept it.

In reference to the recently received Part B application, John remarked that there is question on whether the requested work would be CPA-eligible and that he intends to have a conversation with Stuart Saginor at the CPA Coalition. He pointed to the CPC Application Guidelines, on which it says that rehabilitation/restoration projects can only be funded by CPA if the property was acquired or created with CPA funds.

Diane said that she has emailed Stuart to clarify the difference between restoration and maintenance, but they are still working out a time so that he can respond to questions in detail. Diane said that the project might be restricted because of the CPA fund acquired/created limitation. Diane noted also that a deed restriction may be necessary, with Noelle saying that there is one already in place.

Ms. Humphries explained that she has had multiple email conversations with past chairperson, Tom Hickey, since she submitted the Part A application earlier this year. John noted that Tom is not present this evening. Ms. Humphries said that the Part B application was designed around answers that Tom provided to her. She noted other projects where they have received CPA funds, citing in particular a project in Rockland to renovate 83 units.

John asked that the Committee vote on the Part A application as a formality before further discussing the Part B application.

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MOTION by Diane, seconded by Patty, to accept the Hanson Group Home Part A application. Voted 6-0-0.

Ms. Humphries distributed her hard copies of the Part B application to Committee members.

John asked if she has information about the Rockland project for the Committee. Ms. Humphries said that it is mentioned in the Part B application, but she can provide any additional information that they may need.

As funds for this project would come from housing reserves, John stated that it would be necessary for her to secure a letter of support from the Housing Authority.

John referenced the Town's efforts to attain its 10% affordable housing and suggested that Ms. Humphries may want to speak with the Town Planner, Tony De Frias. She provided her card with contact information and John asked Shirley to forward it to Tony.

Diane said she will update members after she has spoken to Stuart Saginor. John told Noelle that we will inform her of when the next meeting will be.

LIBRARY TRUSTEES

John explained that he invited the library trustees to this meeting for a dialogue on how the CPC could assist them in terms of recreation. He said that CPC recreation funding is usually directed toward sports. John advised the trustees to review the community preservation legislation to know what his allowable as there is likely opportunity for them, such as for walkways or outdoor educational areas.

There was discussion, with Phil noting that there needs to be expanded awareness among voters how library usage has changed in communities, citing the benefit of being accompanied by outdoor space.

Corinne Cafardo, Library Trustee Chair, said that after they review the legislation, they may invite representatives from the CPC to join them for an upcoming library trustee meeting to discuss this further.

PARKS & FIELDS PART A APPLICATION FOR HMS SOCCER AND FOOTBALL FIELDS

Adam reviewed the history of the Hanson Middle School soccer field closure and the need to replace it. He noted that they were recently awarded a \$200,000 earmark toward a new field with the assistance of Senator Brady and are looking for the CPC to provide additional funding to help them get the field replaced.

Adam said that they have decided to replace the field with a grass field and that Parks & Fields has the funds in its current budget to maintain it—fertilization and irrigation—going forward. He said that the school has agreed to continue to mow the fields.

John expressed some hesitation for the project because the site was not created with CPC funds.

In response to question from Diane, John said that the original field was designed as a soccer field. John added that at the time the field planners approached the Army Corps of Engineers who were amenable to utilizing one of their construction community service programs for the project. John suggested that as a possible avenue for the present field project. John said that he would email some contact information to Adam.

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Phil said that the argument for CPC funding of the field is strengthened by the fact that this is a thoroughly thought-out approach with multiple sports involved; there is a maintenance plan; the availability of outside funds for leverage; and the fact that the field will be grass.

Diane remarked on the field repair, saying that that CPC is not supposed to fund what would be the Town's responsibility. John clarified that the CPA legislation preamble states that CPC funds cannot be used to supplement a town's budget. Diane said that she will be speaking to Stuart about this.

A vote on the Part A application was tabled until the next meeting to allow further research.

Old Business (resumed)

DISCUSS CAMP KIWANEE COVE PREAPPLICATIONS (RESUMED)

John commented that further research applies in this case as well before any votes can take place, reiterating that rehabilitation/restoration is only allowed if created with CPC funds. Roger Means commented that a company has been authorized to do the engineering for the water management and that funds were available to do so.

Next Meeting

The next meeting will be held on January 11, 2023.

Adjournment

MOTION by Diane, seconded by Patty, to adjourn the meeting. Voted 6-0-0.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee