

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”)
Select Board’s Meeting Room, Town Hall
Minutes for February 8, 2023

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
Adam Valachovic, Parks & Fields Commission
Karen Howes-Duclos, Member-At-Large
Tom Hickey, Member-At-Large
Teresa Santalucia, Housing Authority

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

Others Present: Noelle Humphries, NeighborWorks Housing Solutions
Rob Corley, CEO, NeighborWorks Housing Solutions
Pepper Santalucia, Hanson Youth Soccer/Parks & Fields
Frank Milisi, Recreation Commission

Documents: Draft Jan.11, 2023 CPC Meeting Minutes
Financial report as of Feb. 7, 2023 from Accounting Dept.
Historic Map Restoration Part A application
Gatekeeper’s Cottage Part A application
Hanson Group Home Part B Application
Cranberry Cove Part B applications (2) for landscaping and playground
Parks & Fields Part B application for HMS Soccer & Football fields
Conservation Part B Application for potential CR funding/Sleeper property
2/8 email from Phil re: Sleeper property application
Project forecasting document
Draft list for member binder sections
Copy of Ethics testing letter from Town Clerk

Chairperson’s Update

John referenced the CPC reserve account balances that were distributed to members for review.

Minutes

MOTION by Teresa, seconded by Patty, to approve the minutes of the January 11, 2023 meeting. Voted 6-0-0.

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Old Business

UPDATE ON EXISTING CPA PROJECTS

There were no updates provided for any of the projects in progress.

UPDATE ON HANSON HOUSING AUTHORITY LZ THOMAS PART B APPLICATIONS

Teresa updated that she has been in communication with Rick Brouillard from the Housing Authority who is attempting to obtain multiple quotes for windows that are both economical and meet historic guidelines. Teresa asked if there is still time to submit an application and meet the town meeting warrant deadline. Members indicated that the deadline is March 2 or 3. John suggested that the Committee submit placeholders for the articles just in case to meet the warrant deadline.

UPDATE ON HISTORIC MAP RESTORATION PART B APPLICATION

Unclear on the status of a Part B application for the historic map restoration, John said that a placeholder should be set for this as well. Shirley said that she followed-up with Lee Gamache and placed it on the agenda since it had been pending for some months. Teresa expressed her understanding that Kurt Tarvis was in the process of getting quotes for the work. Teresa said that she will follow-up with both Kurt and Lee.

UPDATE ON GATEKEEPER'S COTTAGE PART B APPLICATION

Frank Milisi, Recreation Commission, stated that there will not be a Part B application for the gatekeeper's cottage before this town meeting, but there will be one sometime thereafter.

UPDATE ON HANSON GROUP HOME PART B APPLICATION

Teresa recused herself for the Hanson Group Home discussion and left the room.

John introduced Noelle Humphries from NeighborWorks Housing Solutions. Noelle noted that also present is Rob Corley, their CEO.

Noelle addressed questions that were presented at the last meeting: 1) She stated that the affordability on the property and deed restriction in place expire in 2032; (2) in response to request for a boiler plate CPA restriction that would protect CPA money in the event that the property is sold in the future, Noelle directed the Committee to the CPA website, which lists CPA restrictions that have been created by other towns. She added that towns typically work with their own counsel to draft a restriction; and 3) Noelle said that the life expectancy of the proposed roof and siding improvements is 30 years. Noelle noted that she emailed this information to John this afternoon.

Rob added that properties such as this one are a "challenge to maintain their affordability over a long period of time by the way that they are structured," and that "this funding will allow us to be competitive at leveraging state funds to do an overall recapitalization of the entire property ... so it will remain affordable in perpetuity." He said that these statements support their preservation goal.

John expressed that he prefers to adhere to what the CPA legislation was designed to do, which is to create affordable housing. Rob responded that if they are unable to preserve this housing, it will go away.

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Karen questioned the project's preservation intent. Rob responded that the project will preserve both the property (siding, etc.), as well as the affordability time period, by extending it to perpetuity. He said that the town will have the property on its affordability account for one hundred years.

John noted that preservation is somewhat of a gray area and is reluctant to set a precedent. He said he would be more comfortable with a lower figure. Rob detailed that the total amount that their organization is investing in this property is \$600,000. He said that with Hanson's \$50,000 contribution, they will be able to leverage \$550,000.

John remarked that garnering town meeting support could be challenging, which would require a CPC member to articulate their support. Adam stated that at town meeting, residents will be asking why taxpayer dollars are being spent on a private project and he wouldn't have an answer. Rob responded that 99% of future affordable housing development in town will be private. He continued saying that public affordable housing can leverage state funds for rehabilitation of their properties. The preservation of privately owned affordable housing, Rob said, requires the support of bodies like the CPC. Rob said that at town meeting he would emphasize the project's investment in keeping these eight units on the town's affordable housing account, which is for special needs individuals, for 100 years.

Patty stated that her hesitance with the project is that roof and vinyl siding replacements appear to be upkeep, saying that CPC is not for upkeep. Rob answered by saying that roofing and siding are specific preservation activities that are called out when using the preservation class on the physical structure. He continued to say that the former chairperson advised them to use the preserve side of the physical structure argument for leverage. Rob emphasized that roofing and siding are specifically noted as eligible.

As there is not a full committee present this evening, John suggested that a placeholder article be setup to meet the town meeting deadline and that this discussion will continue at the next meeting.

MOTION by Allan, seconded by Patty, to table the discussion until the next meeting. Voted 5-0-0. [Teresa not counted as she was recused.]

Rob stated that if the Committee requires any further demonstration on the eligibility of this project, he will be happy to provide it. John suggested that additional information Rob would like to share be sent to Shirley, who will distribute it to the Committee.

In closing, Rob made the point that many of their projects are small and that the affordability of maintenance is a challenge.

Teresa returned to the meeting.

HANSON CPA SURCHARGE DISCUSSION

Discussion of the Hanson CPA surcharge was tabled.

New Business

PART B APPLICATIONS (2) – CRANBERRY COVE LANDSCAPING AND PLAYGROUND

Frank Milisi from the Recreation Commission referenced the two Part B applications that he has submitted for the Cranberry Cove landscaping and playground. Frank remarked in response to John that his research points to these applications being in alignment with open space and active recreation. He added that he found multiple CPC projects in the state that were similar in scope.

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Frank said that they are asking for \$75,000 for the playground, estimating high just in case. He said that Childscape, who is the leader in playground providers for schools in the state, has quoted them \$53,000. In response to question from Teresa, Frank said that the one other vendor who responded to them quoted a higher amount. Teresa suggested that the application include Frank's efforts concerning the playground company research, photos that depict the quality of materials and perhaps a map of where the playground will be situated. She said that these are questions that will be asked at town meeting.

Teresa also commented that the playground application does not include funds from sources other than CPC, which are typically a CPC requirement. Frank answered Teresa that the stormwater management applications that were originally submitted are now not needed since \$50,000 was allocated for it at the October Special Town Meeting, which will fund both the study and the actual work.

Teresa asked if they have considered submitting the playground article at a later time. Frank said that they would prefer not to primarily because of scheduling issues in order to have all completed before the 2024 season. Teresa asked that the timeline planning be included in the application.

Patty said that placing the playground on the fall town meeting instead would allow enough time for them to get the money for it by the next spring's installation. Frank responded that he would prefer to get approval for both at the same time. John added that all of the work being requested will be performed sequentially on the same property area and agrees that it makes sense to approve them together.

There was additional discussion about the timing of the playground article for spring or fall and the fact that the playground application does not provide an additional funding source.

From tonight's discussion, Frank said that he will modify the playground application to detail additional funds for the playground, add additional bids, insert a map of its location and a timeline of installation of the playground. In the process, he will email the Committee any questions he may have.

MOTION by Teresa, seconded by Allan, that placeholder articles be submitted for the Cranberry Cove landscaping and playground applications. Voted 6-0-0.

John confirmed with Frank that he will amend his Part B applications per the recommendations made by the Committee this evening.

PART B APPLICATION FOR HANSON MIDDLE SCHOOL SOCCER AND FOOTBALL FIELDS

Adam began by saying that in preparation of the HMS fields Part B application, they took into account the Committee's suggestion that a walking trail be added around the perimeter. He said the application incorporates a 6 ft. wide, approximately .35-mile-long trail into its design, with it and inflation accounting for the additional cost for the project. Adam expressed that no matter the surface type, the trail will have maintenance challenges and eventually have to be re-done, questioning whether that is an appropriate use of CPC funds.

Adam described the layout of the fields, seating, fencing, and mentioned that the Mewis sisters have committed through USA Soccer to provide a larger banner and have agreed to attend a field opening ceremony. He added that the soccer field will be large enough to host professional soccer camps.

John re-emphasized that a trail will create public appeal for the project. Adam said that those bidding on the project will be asked to quote the trail as an add-on. Adam said that they will definitely provide a sign to note the CPC's contribution toward the project.

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Teresa stated that the commitment for the current maintenance plan to continue once the fields are complete should be documented and attached to the application. John remarked that field maintenance routines can change over time as people come and go, which can result in field deterioration. He expressed concern especially when the CPC is involved in the funding.

Pepper Santalucia, Parks & Fields, said that they have engaged with Dawn Byers on this topic and look forward to continued conversations about maintenance of school grounds, noting that rental fees may be the future.

MOTION by Teresa, seconded by Adam, to accept the Part B application from Parks & Fields to rehabilitate the Hanson Middle School soccer and footballs fields. Voted 6-0-0.

CONSERVATION PART B APPLICATION FOR CONSERVATION RESTRICTION FUNDING

Phil was not present to put forth the Part B application from Conservation for conservation restriction funding of the Sleeper Property. He had emailed accompanying narrative about the application, which was forwarded to CPC members ahead of the meeting.

MOTION by Teresa, seconded by Patty, to accept the Part B application from Conservation for conservation restriction funding of 0 Maquan Street (Sleeper property). Voted 6-0-0.

PROJECT FORECASTING

There was some discussion on the multiple projects potentially being presented at town meeting and CPC funds available.

MISCELLANEOUS ADDITIONAL BUSINESS

MOTION by Patty, seconded by Karen, to create a town meeting placeholder article for the Hanson Group Home Part B application. Voted 5-0-1.

MOTION by Patty, seconded by Adam, to create a town meeting placeholder article for the Historic Map Restoration application. Voted 6-0-0.

At John's request, Shirley said she will send him the pertinent information regarding the articles and placeholders and he will speak to Lisa Green about them. Teresa said she will assist with drafting the housing articles.

Patty announced that she is resigning from the CPC as of the end of February. She offered assistance to the next person who will be taking charge of the reporting to the state. Members thanked her for her long service on the Committee.

Update on Committee Binders

Shirley showed the Committee an example of the binders that Adam donated for the binder project and provided a list of the sections she plans to create. Karen suggested that the Part A and Part B applications be inserted in a section together.

Shirley reminded members that the meeting room and hall lights need to be turned off by the last ones leaving the building.

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Next Meeting

The next meeting will be held on March 8, 2023.

Adjournment

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

The meeting was adjourned at 8:32 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee