

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”)
Select Board’s Meeting Room, Town Hall
Minutes for April 12, 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
Allan Clemons, Historical Commission
Karen Howes-Duclos, Member-At-Large
Teresa Santalucia, Housing Authority
Phil Clemons, Conservation Commission
Adam Valachovic, Parks & Fields Commission

Members Absent: Tom Hickey, Member-At-Large
Diane Cohen, Vice-Chairperson and Member-At-Large

Others Present: Rob Corley, NeighborWorks Housing Solutions

Documents: Draft Mar. 8, 2023 CPC Meeting Minutes
Financial report & reserve balances as of Apr. 11, 2023 from Accounting Dept.
Project forecasting document

Chairperson’s Report

John noted the current project report and reserve balances for member review.

Minutes

MOTION by Teresa, seconded by Allan, to approve the minutes of the March 8, 2023 meeting. Voted 6-0-0.

Old Business

UPDATES ON EXISTING CPA PROJECTS

There were no substantive updates presented concerning any of the existing CPA projects.

CONTINUED DISCUSSION ON HANSON GROUP HOME PART B APPLICATION (VOTE)

Teresa recused herself from the Hanson Group Home discussion and subsequent vote.

Rob Corley from NeighborWorks Housing Solutions was present to continue the conversation on their request for \$55,000 concerning exterior preservation work on the existing 8-unit group home at 53 W. Washington Street. He noted that the project extends the affordability beyond its current expiration date cited in the Hanson Housing Production Plan. Rob said that the \$55,000 from the CPC will allow them to leverage an additional approximately \$600,000 to do the work.

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In response to question from Karen, Rob expanded upon his recent conversation with Stuart Saginor from the CPA Coalition, to say that he gained confirmation that this project is CPA-eligible, but that Hanson, like some other communities, prefer to prioritize new affordable housing projects.

Rob answered to Phil to say that they are suggesting that the project will extend affordability of the units in perpetuity.

MOTION by Phil, seconded by Karen, to accept the Hanson Group Home Part B application. Voted 4-1-0. [Teresa was recused and is not included in the vote count.]

John stated that while this application has been accepted by the Committee, it will likely have to wait for appearance before the October town meeting. Rob said that the closing for their other funds will occur before October. John said he can ask if the warrant for the upcoming town meeting could be re-opened for this article but was doubtful at this late date.

Teresa said she will reach out to the town administrator to verify that the group home units are being counted in the town's 10% housing inventory defined as affordable.

John said that he will be in touch with Rob concerning the warrant article.

UPDATE ON HANSON HOUSING AUTHORITY LZ THOMAS PART B APPLICATIONS

Teresa said that she has nothing to report concerning Hanson Housing Authority LZ Thomas Part B applications.

UPDATE ON HMS SOCCER/FOOTBALL FIELDS FOR ARTICLE FOR TOWN MEETING

Adam said that he is prepared for presentation of the HMS Soccer/Football field article at Town Meeting with comment that he needs to verify from which reserve account the funds would be taken.

UPDATE ON SLEEPER PROPERTY CR ARTICLE FOR TOWN MEETING

There was no update concerning the Sleeper Property conservation restriction article for town meeting.

UPDATE ON HISTORIC MAP RESTORATION ARTICLE FOR TOWN MEETING

There was no update presented concerning the historic map article for town meeting.

UPDATE ON CRANBERRY COVER LANDSCAPING/PLAYGROUND ARTICLES FOR TOWN MEETING

There was no update presented concerning the Cranberry Cove landscaping/playground articles for town meeting.

UPDATE ON GATEKEEPER'S COTTAGE PART B APPLICATION

There was no update on receipt of a Part B application concerning the Gatekeeper's Cottage.

PROJECT FORECASTING

There was no discussion of the project forecasting document.

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HANSON CPC SURCHARGE DISCUSSION

A CPC surcharge discussion was not entertained at this time.

New Business

DISCUSSION ABOUT 2023 PUBLIC FORUM

John explained that a public forum is a CPA requirement. He said that he believes that the only requirement for the event is that it be done annually.

There was some discussion about the best time of year for the forum to be held. No definitive date was decided upon with agreement to continue the discussion going forward. John felt that a fall event would be better attended.

John suggested that past project recipients be invited to speak at the public forum in order to highlight those accomplishments.

John also suggested that cable be invited to record the event.

Adam suggested that the public forum be incorporated into a Select Board meeting.

MISCELLANEOUS

Phil questioned regarding the proposed Cranberry Cove playground article whether the playground will be available only 2-3 months out of the year or if it is intended to be a more available resource. He remarked that if it were available beyond the summer that there might be supervision and gate management concerns.

To give him a heads up for town meeting, John asked Shirley to email Frank Milisi if the playground is to be available for use all year. Phil added that at town meeting it would be helpful if a proposed management plan were presented.

Next Meeting

The next meeting will be held on May 10, 2023.

Adjournment

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

The meeting was adjourned at 8:33 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee