

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Community Preservation Committee (“CPC”) Meeting
Selectmen’s Meeting Room
Minutes for February 13, 2019

Next scheduled meeting will be on Wed., March 13, 2019 at 7 PM

Call to Order/Roll Call

Vice-Chairman Patty Norton called the meeting to order at 7:00 PM. Roll call was as follows:

Members Present: John Kemmett, Planning Board
 Allan Clemons, Historical Commission
 Phil Clemons, Conservation Commission
 Patty Norton, Vice-Chairman and Member-At-Large
 Karen Howes-Duclos, Member-At-Large
 Teresa Santalucia, Housing Authority

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

Guests: David Soper

Approval of Minutes

John made a motion to accept the minutes of the January 9 meeting, which was seconded by Allan. The minutes were approved 6-0-0.

Chairman’s Report

Patty said that she had no Chairman’s Report to share except for a recent fund allocation summary that was handed out to members for review.

Old Business

DAVID SOPER/OCEAN SPRAY APPLICATION

Mr. Soper was present to address the committee concerning an application for a park on the previous Ocean Spray site. Teresa asked what course of action the CPC will be deciding upon at this meeting, and Patty said that the CPC may vote to send the project for approval at town meeting, or it may vote for a town meeting placeholder while the committee gathers additional information about the project.

Phil expressed approval of the project’s concept in terms of the property’s history and Ocean Spray’s positive impact on Hanson for many years.

In response to John, Mr. Soper stated that the owner of the property is Joe Marangiello and the land will be conveyed to the Town of Hanson.

Patty asked about the timeframe for deeding the property to the town. Mr. Soper said that he has been in touch recently with Tom concerning donating the land and the town assuming responsibility for conveyance costs as they will be the grantee for the land donation, but nothing has been settled

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definitively yet. As Teresa inquired about the town's awareness of maintenance responsibilities, Phil stated that it is a small parcel, about half the size of the town hall lawn, and should require mowing and trash collection.

Mr. Soper stated that Ocean Spray has donated \$1,000 toward the project. He added that any historical materials related to the project will be reviewed by Ocean Spray for accuracy.

Patty noted that the CPC cannot fund the project until the land is deeded to the town. Teresa commented that funds can be given for private property provided that there is a deed restriction on it.

In response to question from Patty, Mr. Soper said that the application package includes a document outlining the costs associated with the entire project, and that the last three relate to the funds being requested from the CPC [landscaping, a new grass area with a bench and an entrance sign]. Mr. Soper responded to John that his interpretation of the application was that all costs associated with the entire project should be included.

Patty said that the application does not reference any bids that were received. Mr. Soper apologized saying that three bids were obtained for each of the three project segments and he was told that Tom didn't receive them when they were sent.

Mr. Kemmett said that the application needs further work in order to justify its CPA-eligibility.

Teresa made a motion that a place holder for this project be submitted for the upcoming town meeting. She explained that the following need to be addressed prior to any project approval: 1) conversation with the town regarding its acceptance of the land donation, if they are willing to pay for the conveyance costs, or if they would instead draw up a deed restriction for the property, 2) the budget on the application needs to be rearranged in order to show the full cost of the project, but be clear in noting the expenses which the CPC would fund, 3) should include the bids, 4) that the hard copies, as directed on the application, are included with the submission. John commented that adequate access also needs to be addressed, saying that there is no side walk or parking area. As visitors might arrive from the train station, Teresa suggested that a cross walk be added.

In response to Karen, Mr. Soper said that he does not anticipate any additional funds from Ocean Spray, citing their cooperative form of organization.

John clarified that an approval for a placeholder in no way obligates the CPC to approve the project.

Phil seconded the motion for the placeholder, which was approved 6-0-0.

UPDATES ON TOWN MEETING APPROVED CPC PROJECT

Thomas Mill – Phil stated that he is hopeful that the Thomas Mill conservation restriction will be resolved by the next meeting or soon after.

Botieri Field/Town Forest Project – Phil said that the trees have been removed and when the ground thaws, they will clear the brush and grade the area from the parking lot to the forest entrance and install the sign.

Housing Production Plan Project – Teresa said that the plan draft has been distributed for comments and will be finalized soon. Allan noted mention of the Washington School throughout the document, which he says has been private property for years.

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John described the conversation that the planning board had this week about the plan. He said that the board feels that there is not enough buildable land in town in order for it to meet its 10% affordable housing goal. Teresa said that they were hoping that the planning board could address current zoning restrictions that prevent, for example, in-law apartments. John said that he will ask [Interim Town Planner], Deb [Petty], to forward a synopsis of the planning board's conversation to Teresa.

Teresa said that comments will be accepted until Tuesday, February 19. She continued that the final draft will be presented to both the selectmen and the planning board in a joint meeting for approval and then to the Department of Housing and Community Development for approval as well, before coming back to the town for adoption.

Poor Meadow Brook Improvement Project – Phil said that they are still waiting for the proposal concerning the ADA path at Poor Meadow Brook. He stated that a boy scout troop is interested in a picnic table project for the area.

Schoolhouse #4 Painting Project – As the painting project has been completed, Teresa said that it will remain on the agenda until the project is closed out.

Bonney House 2014 Project – [This completed project is also on the agenda until it is officially closed out.]

Bonney House Rehabilitation 2016 – There was no update provided for this project.

Plymouth County Hospital (“PCH”) Park Engineering Plan – Phil stated that the buildable engineering plan for the PCH park is ongoing.

Camp Kiwanee North End Cabins – Diane was not present to provide an update on Camp Kiwanee.

FOLLOW-UP ON FIELDS EVALUATION

There were no updates concerning the fields evaluation.

WESSLING ARCHITECTS PROJECTIONS FOR FUTURE BONNEY HOUSE COSTS

Allan stated that the report from Wessling Architects has not been finalized as yet.

EARLY PLANS FOR APRIL 10 COMMUNITY FORUM ON FIELDS

There was no update on the plans for the April 10 community forum.

HANSON HISTORICAL COMMISSION/CPC-RELATED OLD BUSINESS

Patty said that there was no Hanson Historical Commission/CPC-related old business to report.

OTHER OLD BUSINESS

There was no other old business to report.

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New Business

HANSON HISTORICAL COMMISSION/CPC-RELATED NEW BUSINESS

There was no new Hanson Historical Commission/CPC-related business to report.

OTHER NEW BUSINESS

There was no other new business to report.

Adjournment

John made a motion to adjourn, which was seconded by Phil, and approved 6-0-0.
The meeting was adjourned at 7:56 PM.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee