

Community Preservation Committee Meeting
Thursday, November 29, 2012

TOWN CLERK

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The Community Preservation Committee (CPC) held a meeting in the Mural Room, Lower Level of the Town Hall on Thursday, November 29, 2012 beginning at 8:00 a.m. Members present included Chairman John Bear, Tony Kelso, Pat Loring, Holly Morris, Sarianna Seewald and Terry Vose.

CITIZEN INPUT

No subject was brought forth.

CHAIR/VICE CHAIR REPORT

The Chairman asked each of the project contacts to write a short description of the proposed funding request.

John Madden, Finance Director presented financial figures for the Community Preservation Act Fund and explained how much money is estimated to be available to the CPC at the March Annual Town Meeting for Fiscal Year 2014.

NEW FUNDING APPLICATION SUBMITTALS

The CPC heard presentations from the applicants.

2013-03 New Athletic Field Study - Gordon Cushing, Recreation Director explained the proposal which is a funding request of \$40,000 to complete a preliminary study of the land behind the Chandler School for expansion of town athletic fields. Mr. Cushing explained that there is a demand for additional playing fields in Duxbury. This is a joint venture with the Recreation Activities Committee and the Recreation Director. Letters of support from youth sport organizations have been included in the application packet. Ms. Morris asked if the School Department has done a build-out plan for the school property. Mr. Kelso asked how this request works with the School Department's plan for athletic fields. Mr. Cushing indicated this request is in addition to the school field inventory. Ms. Loring asked about site detail and about how many acres of the site would be disturbed. Mr. Bear had questions regarding maintenance and upgrade of existing fields. Ms. Morris asked about construction costs and other funding sources. Mr. Bear noted that this proposal reflects the revision to the Community Preservation Act, with regards to recreation.

2013-04 Luther Sampson Workshop – President of the Berrybrook School Board of Directors, Christopher DeOrsay explained the proposal. The funding request is for \$35,000 to stabilize and repair the sill and foundation of the 18th century workshop. Mr. DeOrsay indicated this was phase 1 of the project to restore the structure. The CPC questioned whether the structure would remain on the site and Mr. DeOrsay noted that historic preservationists have indicated that the value of the structure is to keep it on its existing foundation. Mr. Kelso indicated that the applicant must show public benefit and public access for the project when using funds from the Community Preservation Act. A site visit was scheduled after the CPC meeting at 10:00 a.m.

2013-06 Cemetery Fencing – Patricia Pappas, Cemetery Superintendent explained the project which is to restore the iron rod fencing around the Mayflower and Ashdod Cemeteries. The request for funding is \$26,000. Mr. Bear noted that the estimated cost was not from a historic restoration vendor and questioned if the cost was sufficient to restore damaged granite pillars and missing iron rod rails. Ms. Morris suggested the applicant check with the Town of Plymouth to see where they have obtained similar railings. Ms. Morris also

asked if there were other grants available to help fund the project. Ms. Morris reminded Ms. Pappas that Community Preservation funds cannot be used for maintenance.

2013-02 Housing Projects Additional Funding – Representing the Local Housing Partnership (LHP) is Diane Bartlett and Shawn Dahlen. Mr. Dahlen explained the funding gap to complete the housing projects at Franklin Street (Grange - \$382,340) and Temple Street (Camp Wing - \$394,332) sites. Mr. Dahlen indicated that he had reviewed with the Finance Director all past Town Meeting CPC funded housing articles to determine if there were any unused funds available. As a result, the LHP is revising its new funding application which originally requested an amount of \$700,000. The new funding proposal is \$320,000; and to transfer \$330,000 from the Housing Assistance Program that was previously approved in 2008. The project will also include use of \$135,000 from the Inclusionary Housing Fund. Ms. Loring commented on the original CPC goal of the Grange project to include not only housing but historic restoration of the Grange and questions whether it is time to cut loose that project since the intended goal has not been met and LHP keeps coming back for more money. Mr. Dahlen questions if the project is abandoned then what happens to the land and building. Mr. Bear suggests asking Town Counsel the implications of walking away from the Grange project. Mr. Bear also suggested looking at the Franklin St. and Temple St. projects as two separate funding requests. Other questions asked were marketability and maintenance of dwellings. Mr. Dahlen asked the CPC to support a new funding of \$320,000 and to support an article to transfer \$330,000 from the Affordable Housing Assistance Program that was appropriated in 2008.

NEW / OTHER BUSINESS

Ms. Loring commented on the need for a Community Preservation Act Plan and recommended that she and Ms. Morris concentrate on preparing the plan and the other committee members concentrate on bring the projects forward to Town Meeting. Further discussion is to follow at a future CPC meeting.

Ms. Seewald left the meeting at 9:50 a.m.

ADMINISTRATIVE MATTERS

The CPC reviewed bills. Mr. Kelso made a motion that was seconded by Ms. Loring.

Motion: to approve an invoice in the amount of \$1,100.00 from Vine Associates for engineering work at Keenes Mill.

Vote: 5 – in favor; 0 – approved. Motion passed.

Meeting adjourned at 10:00 a.m. and members moved on to site visits of the Luther Sampson Workshop.