



Town of Duxbury Community Preservation Committee

Approved 2/27/14

TOWN CLERK

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DUXBURY, MASS.

Minutes of February 13, 2014

The Community Preservation Committee (CPC) met on Thursday, January 23, 2014 at 8:00 AM in the Mural Room at the Duxbury Town Hall.

Members Present: Holly Morris, Chair; Cynthia Ladd Fiorini ; Tony Kelso; Kathy Palmer; Terry Vose

Members Absent: Sarianna Seewald

Staff Present: Joe Grady, Conservation Administrator; Susan Ossoff, Administrative Assistant

The meeting was called to order by Chair Holly Morris at 8:05 AM.

Citizen Input

None

Affordable Housing Update

Postponed until next meeting

Red Barn Project: Vote to Return Funds to Reserve

The motion voted at the previous meeting regarding these funds needed to include the specific reserve to which the funds will be returned. On a motion by Kathy Palmer, seconded by Cynthia Ladd Fiorini, it was unanimously voted 5-0 to return the funds from the Red Barn Project originally voted as Article 35 at the 2012 Annual Town Meeting in the sum of \$100,000 to the Historic Reserve.

Chair/Vice Chair Report

Chair Holly Morris reported that the meeting with the Board of Selectmen on February 10 to review the Community Preservation articles on the warrant went well. The Board of Selectmen had voted to support these articles at a previous meeting.

Ms. Morris will meet with the Finance Committee this evening, February 13, to review the articles. She also plans to discuss with the Finance Committee how the Town will finance further land acquisition projects as well as how to acquire buildings or land for affordable housing as recommended in the Planned Production Plan.

The Beach Reservation plans to do an upcoming education night about fortifying and raising the beach in anticipation of sea level rise. The question was raised as to what role CPA could or should play related to this

There was a brief discussion about the NEFF case (New England Forestry Foundation Inc. v. Board of Assessors of the Town of Hawley, case number SJC-11432, in the Supreme Judicial Court of the Commonwealth of Massachusetts). A court decision is expected in late spring or early summer and the important issue is how the court will define "Public Interest."

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The mission of the Town of Duxbury is to deliver excellent services to the community in the most fiscally responsible and innovative manner while endeavoring to broaden our sense of community and preserve the unique character of our town.

CPC's responsibilities related to affordable housing funded using CPA funding was discussed. The Habitat for Humanity house on Congress Street is located on land owned by the Town, but the owners own the house. The owners are responsible for maintaining the property, and there is a deed restriction that requires that the property remain affordable housing; CPC has no responsibility for any ongoing role. Kathy Palmer asked regarding the role of the Town for property that is leased; Holly Morris said the Town is not involved in managing leases.

The Camp Wing project was originally discussed as six units of affordable housing; now half of the units will be moderate. The importance of ensuring that affordable units are included on the affordable housing inventory was discussed; it was suggested that perhaps the Town should consider hiring a part-time housing specialist to ensure units are properly recorded in the inventory and deal with affordable housing projects.

CPC Vote on Town Meeting Articles

Article 15. CPC: Operating Fund

On a motion by Tony Kelso, seconded by Terry Voss, it was unanimously voted 5-0 to support Article 15 on the Town Meeting Warrant for the 2014 Annual Town Meeting.

Article 16. CPC: Allocations

On a motion by Terry Voss, seconded by Kathy Palmer, it was unanimously voted 5-0 to allocate \$54,000 to each of the following reserves; Open Space, Community House (Affordable, and Historic Resources (preservation) listed in Article 16 on the Town Meeting Warrant for the 2014 Annual Town Meeting.

Article 17. CPC: Conservation Fund

On a motion by Cynthia Ladd Fiorini, seconded by Tony Kelso, it was unanimously voted 5-0 to support Article 17 on the Town Meeting Warrant for the 2014 Annual Town Meeting and recommend allocating \$48,000 to the Conservation Fund.

Article 18. CPC: Kayak Racks

On a motion by Kathy Palmer, seconded by Tony Kelso, it was unanimously voted 5-0 to support Article 18 on the 2014 Annual Town Meeting Warrant and recommend allocating \$5000 to fund the kayak racks.

Article 19. CPC: Historic Archives Digital Scanner Purchase

On a motion by Cynthia Ladd Fiorini, seconded by Terry Voss, it was unanimously voted 5-0 to support Article 19 on the 2014 Annual Town Meeting Warrant and recommend allocating \$3,300 to fund the scanner.

Article 20. CPC: Survey of Historic Properties and Submitting Applications To the Massachusetts Historical Commission and National Register

On a motion by Terry Voss, seconded by Kathy Palmer, it was unanimously voted 5-0 to support Article 20 on the 2014 Annual Town Meeting and to recommend allocating \$30,000 to fund the survey.

Report on Meeting with Selectmen
See Chair's Report above

Open Projects Update
None

New/Other Business
None

Items Not Reasonably Anticipated 48 Hours in Advance
None

Administrative Matters

Minutes

On a motion by Cynthia Ladd Fiorini, seconded by Tony Kelso, the minutes of January 23, 2014 were approved by a vote of 4-0 with Holly Moris, Cynthia Ladd Fiorini, Tony Kelso, and Kathy Palmer voting yes and Terry Voss abstaining.

Respectfully Submitted,
Susan Ossoff