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DUXBURY, MASS.



## Town of Duxbury Community Preservation Committee

### Minutes of July 24, 2014

The Community Preservation Committee (CPC) met on Thursday, July 24, 2014 at 8:00 AM in the Mural Room at the Duxbury Town Hall.

**Members Present:** Holly Morris, Chair; Cynthia Ladd Fiorini; Kathy Palmer; Sarianna Seewald (left at 8:40); Terry Vose,

**Members Absent:** Jim Borghesani; Tony Kelso

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

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

The floor was open for nominations for officers. On a motion by Cynthia Ladd Fiorini, seconded by Sarianna Seewald, Holly Morris was elected Chair of the Community Preservation Committee by a vote of 5-0-0.

On a motion by Cynthia Ladd Fiorini, seconded by Sarianna Seewald, Terry Vose was unanimously elected to be Vice-Chair of the Community Preservation Committee by a vote of 5-0-0.

#### Open Project Updates

Joe Grady reported he is pulling together information about the various housing projects, particularly the Temple Street project where there is an issue with a change order that was requested but not officially approved and for which there is not enough funding in the original article; additionally it appears the requested change order may be for tasks that were part of the original contract. He has called a meeting together to discuss this with Dianne Bartlett, Shawn Dahlen, and Scott Lambiase and to review the process for getting funding approved in situations like these.

Proposals were solicited for this project to provide review services to the Zoning Board of Appeals; Amory Engineering was the low bidder. The Purchase Order for this will use some of the funds from the original \$165,000 article for this project and not any CPC Administrative funds.

Joe Grady reported that a permit application has been filed with Dam Safety to rebuild the Keene's Mill site. Holly Morris asked if anything is being done to let fish pass by this dam and Joe Grady said no. This is a tributary to the South River, and work is being done with the North and South River Watershed Associations, the Town of Marshfield, and home owners to remove barriers to provide fish access for the South River. The South River has priority status with environmental agencies and the State.

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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.

Holly Morris talked about a stream in Lansing Bennett, where Joe Grady worked with the State to open up an area where an old mill collapsed in the stream and divided two populations of trout.

Terry Vose updated the Committee about the Conservation Restriction on the Vose property; the Board of Selectmen voted to approve the CR the previous Monday; it is CR #37 for Duxbury.

### **Application Process and Deadlines for 2015**

A notice needs to be put in the Duxbury Clipper about the availability of applications for 2015 with a reminder that the application deadline is October 15.

Kathy Palmer asked for an update on the CPC budget; Holly Morris will get an update from the Finance Director. Kathy Palmer further commented about a House Bill to revamp zoning that is very pro-development and could impact many communities; she will try to get more information about this to share with the CPC.

Holly Morris commented that the Memorandum of Understanding (MOU) used when projects are approved should be reviewed to see if it should be updated. She suggested that a copy of it be included in the project application project. It might have requirements about CPC signage and a timetable for finances.

Terry Vose commented that the Historical Commission is changing their application for a demolition permit to require the applicant to sign and date the application stating that they have read all the instructions and suggested this might be useful to add to the MOU. Holly Morris suggested that quarterly updates about the projects should be required and all expenditures must be carefully tracked.

### **New Business**

Holly Morris reported that a local group submitted an application to take over management of Bug Light and Plymouth and Kingston sent a supporting letter. There may be future requests for historical restoration of the light; it is in Plymouth waters but is called a Duxbury Pier light. A tritown CPC restoration project is possible at a future time. This is the first spark plug lighthouse designed and built in the country and the last one left.

### **Administrative Matters**

On a motion by Cynthia Ladd Fiorini, seconded by Terry Vose, it was voted to approve Gale Associates Invoice 1405290 for \$5762.00 for engineering services for the Chandler ball field study by a vote of 4-0-0.

On a motion by Cynthia Ladd Fiorini, seconded by Terry Vose, it was voted to approve Gale Associates Invoice 1406329 for \$5804.00 for engineering services for the Chandler ball field study by a vote of 4-0-0.

On a motion by Cynthia Ladd Fiorini, seconded by Kathy Palmer, it was voted to approve \$2500 to be used to hire Amory Engineering for the Feinberg Bog Temple Street Affordable Housing engineering review by a vote of 4-0-0.

Minutes: On a motion by Terry Vose, seconded by Kathy Palmer, it was voted 4-0-0 to approve the June 12 minutes.

The next scheduled meeting is August 14.

**Executive Session**

Holly Morris made a motion to go into executive session to consider the taking, purchase, exchange, lease or value of real property if such discussion may have a detrimental effect on the negotiating position of the governmental body; and to reconvene in open session in accordance with Mass. General Laws Chapter 39, Section 23B, Subsection 6. The roll call vote was: Holly Morris, yes; Terry Vose, yes; Cynthia Ladd Fiorini, yes; Kathy Palmer, yes.

On a motion by Cynthia Ladd Fiorini, second by Kathy Palmer, it was voted 4-0-0 adjourn the meeting at 9:15 am.

Respectfully Submitted,  
Susan Ossoff