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DUXBURY, MASS.



Town of Duxbury Community Preservation Committee

Minutes of December 18, 2014

The Community Preservation Committee (CPC) met on Thursday, December 18, 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: Jim Borghesani; Sarianna Seewald

Staff Present: Susan Ossoff, Administrative Assistant

The meeting was called to order by Chair Holly Morris at 8:07 am.

FY 2015 Proposed Project Updates and Discussion

Duxbury Bay Signage

Linda Brodie and Sam Davenport from the Duxbury Bay Commission were present to discuss updated costs for the Duxbury Bay Signage project (2015-10). The primary signs will be 4' x 6' and of high quality materials and includes a design fee; the cost is \$4800 per sign for 3 signs. The looked into a lesser quality sign in terms of durability and it was \$3800 per sign but these are prone to fading and there are no design services offered. The smaller signs that will mark landings and public ways to the water were originally estimated to cost \$450/sign; they have looked into a much less expensive aluminum alternative and can get the 40 signs for a revised estimate of about \$1000 which includes money for the signs and posts. The total request is now \$17,800, with a small contingency it would be \$18,000.

Affordable Housing Trust

Diane Bartlett from the Affordable Housing Trust reported that they looked at the outstanding CPC housing accounts and voted to close one out which is a housing consultant for \$5,500. There is an older housing consultant account with a balance of \$100 that should also be closed out.

The Homeownership Assistance Program is in suspension; it can be spent on 2 houses but the subsidy is not enough to buy down a house price to make a house affordable in Duxbury. Next year they will look at how to use the money in a different way.

The Grange Restoration Project has an RFP out; Habitat for Humanity will be awarded the project. They are working on a Purchase and Sales award letter and hope to have it out by the end of January. The estimated cost is about \$190,000 to build.

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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.

The Homeownership Assistance Program and the Housing Assistance Program are similar programs.

There are two Grange accounts; for one an RFP was issued but there were no applications so this can be closed out after the legal work is done which should take approximately a year.

Regarding this year's CPA articles, Holly Morris asked what the \$50,000 request to replenish inclusionary funds will be used for. Diane Bartlett said she doesn't know how Beacon Properties was planning to use the money. The inclusionary fund balance is \$156,751.89. A total payment of \$1,350,000 is expected in total with \$1,250,000 still owed.

Holly Morris asked if approval from the Board of Selectmen is necessary for spending money from this account; Diane Bartlett said no.

For this year's proposed CPC project to conduct a housing survey, Holly Morris asked Diane Bartlett if she had spoken to the Town Planner who might be planning a survey to coordinate the surveys.

New/Other Business

Holly Morris reported that there was a meeting with the Town manager about a proposed path from the school/library area to the Art Complex on Alden. This could become a CPA article in the future.

The Public Hearing for these projects will be Thursday, March 5. Proponents will be invited and asked to discuss the articles briefly, and public comment is invited. The suggestion was made to do this in the evening at 7:00.

Administrative Matters

There is a Requisition for a Purchase Order for the Historical Commission nomination to the National Register for \$30,000 for Wendy Frontiero. On a motion by Cynthia Ladd Fiorini, seconded by Tony Kelso, it was unanimously voted 5-0-0 to approve Requisition #241-011 from the Municipal Services Department for Mass Historical Commission nominations to the National Register of Historical Places.

Gale Associates Invoice: On a motion by Terry Vose, seconded by Kathy Palmer, it was unanimously voted 5-0-0 to approve Gale Associates Invoice #1411271 dated December 9, 2014 in the amount of \$2027 for the Chandler School Fields study.

Amory Engineers Invoice; On a motion by Cynthia Ladd Fiorini, seconded by Terry Vose, it was unanimously voted 5-0-0 to approve Amory Engineers Invoice #14162 dated November 29, 2014 in the amount of \$1630 for the Feinberg Bogs Housing Project.

Executive Session

At 9:25 am, Holly Morris made the following Motion: I move we 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 MGL Chapter 39, Section 23B, Subsection 6. The motion was seconded by Tony Kelso.

The roll call vote was: Holly Morris, yes; Cynthia Ladd Fiorini, yes; Tony Kelso, yes; Kathy Palmer, yes; Terry Vose, yes

The meeting returned to Regular Session at 9:40 AM.

The next scheduled meeting is January 8, 2015.

On a motion by Cynthia Ladd Fiorini, seconded by Terry Vose, it was unanimously voted 5-0-0 to adjourn the meeting at 9:45 am.

Respectfully Submitted,
Susan Ossoff