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TOWN CLERK

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DUXBURY, MASS.



Town of Duxbury Community Preservation Committee

Minutes of November 22, 2016

The Community Preservation Committee (CPC) met on Thursday, November 22, 2016 at 8:15 AM in the Mural Room at the Duxbury Town Hall.

Members Present: Holly Morris; Cynthia Ladd Fiorini; Tony Kelso; Kathy Palmer; Sarianna Seewald; Terry Vose

Members Absent: none (currently 6 members)

Staff Present: Joe Grady; CPC Administrator; Susan Ossoff CPC Administrative Assistant

The meeting was called to order by Chair Holly Morris at 8:20 am.

CITIZEN INPUT

Terry Kozmiski of 27 Teakettle Lane read a letter she had prepared with concerns about access from Teakettle Lane to conservation land. A plan of proposed development seems to restrict access currently in use. Joe Grady suggested this be put on a future agenda for discussion. Cynthia Ladd Fiorini said there is currently no proposal in place for development on Teakettle Lane because the original proposal has been withdrawn. On a motion by Cynthia Ladd Fiorini, seconded by Terry Vose, it was voted 6-0-0 to place this subject on the December 15 Agenda at 8:15 am for discussion.

OPEN PROJECT UPDATES

Terry Vose reported that the Myles Standish Homestead final draft application to the National Register of Historic Places has been distributed for review.

Kathy Palmer reported that a plan for moving forward with parts of the Bay Management signs project is being put together; Joe Grady reminded her that no money can be spent until they consult with the office and get any necessary paperwork in place.

PROJECT APPLICATIONS FOR 2017

Jaycox Tree Farm Irrigation Project

Kathy Palmer went to the site and obtained information from Joe Grady about the work and expenses of the forestry consultant who helps with management at the farm. Joe Grady said there is a Revolving Fund funded by donations during the annual tree event that help support the work at the farm including the consultant. Kathy Palmer, who is the primary reviewer of this project, supports the project. Cynthia Ladd Fiorini, secondary reviewer, asked about the status of disaster relief funding due to the drought. Joe Grady said he is exploring it and if any money is received and can be used towards the irrigation costs, the project cost will be adjusted to reflect that. The well, pump, and electrical work are already in place. Tony Kelso asked about

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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 number of trees at the farm. Joe Grady said there are 2200 trees, 1000 were lost to drought and there are now 1200 trees remaining. Joe Grady said the seedlings in the nursery area were watered and survived the drought conditions; there are over 1000 seedlings and a large planting will be done this spring.

On a motion by Terry Vose, seconded by Cynthia Ladd Fiorini, it was voted 6-0-0 to approve and recommend the Jaycox Irrigation project to Town Meeting at a cost of \$25,000; the reserve from which to take this funding will be determined later.

Alden House Project

Desiree Mobed, Director of the Alden Kindred of America, was present. Tony Kelso and Kathy Palmer, primary and secondary reviewers of the project respectively, met with Desiree and got a tour at the site. Tony Kelso reports that this project meets all requirements for historic preservation under CPA; it is on the National Register and is a National Historic Landmark. This house is referenced in published histories, is in an historic area, and is architecturally significant. Kathy Palmer commented that there definitely is a mold and moisture issue and a need for regrading; she recommends CPC approve the project. Desiree Mobed added that the house provides many educational opportunities to Duxbury.

On a motion by Kathy Palmer, seconded by Terry Vose, it was voted 6-0-0 to approve and recommend the project to conduct a moisture assessment and to reconstruct the entrance to the Alden House to Town Meeting at a cost of \$19,500 to come from the Historic Reserve.

Bradford House Project

Terry Vose and Sarianna Seewald, primary and secondary reviewers respectively, went on a tour at the project site. Terry Vose reported the windows are in terrible condition with lots of moisture issues. He said the project meets the required criteria on the evaluation sheet and he recommends the project. Sarianna Seewald agrees that repairs are urgently needed. Kathy Palmer also went on a tour of the site and said there is a museum vision for the house which should allay any concerns that the property might be sold. Holly Morris said a restriction would be part of the project requiring that any funds from the Town would need to be repaid if the property is sold.

On a motion by Sarianna Seewald, seconded by Terry Vose, it was voted 6-0-0 to approve and recommend the Bradford House Windows project which is restoration of 40 windows to Town Meeting at a cost of \$42,000 to come from the Historic Reserve.

Standish Cemetery Project

This project cost has been revised from an original proposed cost of \$131,140 to \$52,752.35. The tree work has been eliminated; any tree work to be done will be handled by the DPW after consideration of impacts on neighbors, vision and sound. The fencing has been revised from a cost of \$85,000 to a 3 split rail fence at a cost of \$19,390.35, with a portion being paid by the Historical Society; the final cost to the town of the fence is \$16,462.35. Holly Morris, principal reviewer of the project, says it meets the criteria for a historic preservation project; the cemetery is on the National Register of Historic Places and the Massachusetts Historical Registry. It is of historic significance, is a historic landscape, is owned by the Town and is the oldest cemetery in the country. It also meets the General Funding Criteria and deserves urgent attention. Terry Vose, the secondary reviewer, also recommends this project and feels it meets all criteria.

On a motion by Tony Kelso, seconded by Terry Vose, it was voted 6-0-0 to approve and recommend to Town Meeting the Standish Cemetery project for \$52,753 to come from the Historic Reserve.

ADMINISTRATIVE MATTERS

Minutes: On a motion by Cynthia Ladd Fiorini, seconded by Terry Vose, it was voted 6-0-0 to approve the minutes of October 20, 2016 as written.

NEXT MEETING DATE: The next meeting is Thursday, December 15

EXECUTIVE SESSION:

Tony Kelso 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 to adjourn. The motion was seconded by Terry Vose.

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

ADJOURN

On a motion by Cynthia Ladd Fiorini, seconded by Tony Kelso, it was voted 6-0-0 to adjourn the meeting at 9:27 am.

Respectfully Submitted,
Susan Ossoff