

**Hanson Community Preservation Committee**  
**February 23, 2011**

Meeting called to order at 7:05 pm

Members present: Allan Clemons, Dave Harris, Bill Clay, Bill Strait, Laura Fitzgerald-Kemmett, Bob Sears, John Kemmett, Patty Norton, and Phil Lindquist

Guest: Rene Reid (7:35)

Minutes from last meeting approved - 9:0:0

The Recreation Commission is meeting on 03/10/11. Laura was invited to attend and has invited any other CPC members who are available to join her.

Becca Manning from the Hanson Express and John Laidler from the Boston Globe will both be doing feature articles in the next few weeks about the upcoming Hanson CPA Forum

The forum is on March 16, 2011. This will be posted as a meeting. It was agreed that we needed to have an organized presentation. Phil Lindquist will do a 2-3 minute presentation on Thomas Mill. Allan Clemons will discuss the re-roofing of historical buildings projects.

Laura Kemmett will invite Scott Peterson to speak about the Poor Meadow Brook project.

Bill Strait will speak to Dave Blauss about the Camp Kiwanee funds. They have a meeting tomorrow night.

Bob Sears will speak to people at the Town Hall, Clerk, Assessors, etc. regarding the Open Forum.

We received a bill for the Community Preservation Coalition renewal for 750.00. Dave Harris made motion to pay, Patty Norton second the motion. Vote taken 9:0:0. We are up to date on bills.

**Old Business**

Thomas Mill

Merry is working on trying to put the deed restriction on. She is back from vacation tomorrow. The Conservation Commission sent a letter to the Selectmen's office to be put into care and custody. There was some discussion about the Conservation Commission putting together a meeting of all of the parties that could help to maintain Thomas Mill. In addition, there was some discussion about having a ribbon-cutting ceremony at the Thomas Mill and tying it into Opening Day or the Hanson Garden Club's Plant Sale. This will be largely dependent on when we are able to get the CPA sign for Thomas Mill.

Ideally, we would like to announce the groundbreaking ceremony at the May 2nd Town Meeting.

### Poor Meadow Brook

Scott was able to have the issue resolved regarding the title search. Closing date is 03/31/11. It is set up for Wildlands Trust to hold the deed. Care and Custody of the Water Department.

### New Business

The Robbins property – Pratt Place - she is motivated and wants to discuss the pre-application process. Need to get an independent appraisal. John Kemmett – price should not be a part of the equation. There are multiple channels for funding. We need to first see if it meets the requirements, then get into the nuts and bolts. We will respond to the pre-application but we are not approving the funding part of it. John Kemmett made motion to approve along with a letter regarding the financial part. Bill Clay second. Vote taken 9:0:0. Laura will send letter to Mr. & Mrs. Robbins.

### Re-roofing historical buildings

The re-roofing is done. The clean up needs to be completed as promised. Allan Clemons has a rough draft of the pre-application including the rafters, masonry sealer for chimneys and clapboards. This is to be a new appropriation. It is to be vague, including statements such as, “including but not limited to”, etc. This needs to be a 2 part thing. Submit with vague language and need an overall project plan for any new money – need a list.

### Discussion with our guest, Renee Read

We asked Renee to define his role with respect to the CPC.. He responded that it is to support us and to go by our vision. He does not believe that he needs to be involved in negotiation real estate transactions for property purchased with CPA money unless asked to do so. He was asked to keep the lines of communication open and agreed to do so going forward. He will have conversations with Selectmen/Finance Committee before they vote on warrants. We had some discussion on the Town Hall repairs that need to be done and whether or not our funds can be used to fix the roof. The building has to be approved as historically significant. Discussion regarding the Plymouth County Hospital Committee. We want to speak to whoever is on the PCH Committee. Reiterated to Renee that the Selectmen are always welcome to our meetings.

We discussed how best to avoid any deed restriction issues similar to those that arose on the Thomas Mill & Poor Meadow Brook property. Laura suggested that we will put together a CPC real estate purchase template that outlines the care and custody, price, type of deed restriction (including who will hold the deed restriction), due diligence, etc.

Motion by Dave Harris to buy a tape recorder. John Kemmett second. Vote taken 9:0:0. Margaret will speak to Becky about borrowing one.

Open Forum

Who to contact to invite: Greed Hanson, Recreation Committee, Finance Committee, Capital Improvement Commission, Hanson Historic Commission – Michelle Mills.

Meeting adjourned at 9:00. Vote taken – 9:0:0.

Margaret Murray  
CPC Clerk