

Community Preservation Committee (“CPC”) Meeting  
Minutes for July 8, 2015

**Next meeting will be September 9, 2015**

Onsite Visit:

At 6:00 PM members visited Lakeside Drive in order to view property that is the subject of a proposed CPA project submitted by Michael Murray. (Note: The address that was provided to the committee was 161 Lakeside Drive, but was actually 261 Lakeside Drive.)

Regular Meeting:

Members re-assembled at the Town Hall for the 7:00 PM regular CPC meeting. The meeting was called to order at 7:04 PM.

Members Present:        Laura Fitzgerald-Kemmett, Chairman  
                                  Patty Norton, Vice-Chairman  
                                  Robert Sears, Housing Authority  
                                  Tom Hickey, Member-At-Large  
                                  Kenneth Mitchell, Parks & Fields  
                                  Robert Overholtzer, At-Large Member  
                                  John Krmmett, Conservation  
                                  Alan Clemons, Historical Commission

Members Absent:        Stephen Regan, Planning Board

Laura asked Jim Flanagan from Camp Kiwanee to speak first since he had attended the meeting for the purpose of updating the committee on the status of the Camp Kiwanee North Cabin project. Jim reported that the low bid was \$21,800 for the roof work, a CORI check has been performed on the company, and they are ready to begin after they get a Purchase Order. CPC will release funds at the completion of the work. Jim expects the work to be complete by the end of September.

New Business:

**Lakeside Drive** - Laura clarified the correct address of the property as 261 Lakeside Drive. Michael Murray, who had submitted a pre-application email instead of the normal pre-application due to issues with the CPC website, was present, along with other residents who abut or live near the property. Laura asked Shirley to look in to the problem with the website pre-application. Laura then addressed the group as to how the CPA process works. Mr. Murray’s initial contact with CPC referenced his suggestion that the abandoned town-owned property be used as a possible lake access point. He emphasized at this meeting that the area has drainage issues and wanted to know if CPA funds could address the correction of that type of problem. Laura told him that they could not. She explained to him that CPA could fund the demolition of the building, but not if its purpose were part of a drainage resolution.

On a side note, Bill Kehlbeck, a longtime summer resident of the area, spoke to express his desire to purchase the property. Kenny, commenting on behalf of the selectmen, explained that as town-

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owned property, it could only be sold at public auction. Kenny took down Mr. Kehlbeck's contact information and will let him know about any auction plans.

Kenny suggested to Mr. Murray that he contact the town Drainage Committee regarding his drainage concerns. He said he would do that and withdrew his CPA pre-application.

Approval of Minutes:

Minutes from March, April, May and June were on the table for approval.

Tom made a motion that the minutes from March, April and June be approved. Patty noted that the June minutes need to be amended since we did have quorum. Although Kenneth Mitchell was present at the meeting to represent the Board of Selectmen, he is also a CPC member. Shirley will amend the June minutes.

Members voted unanimous approval of the March and April minutes.

In reference to the minutes that were reported for the May meeting where there was no quorum, Tom made a motion, seconded by Kenny, that those minutes be de-coupled from "notes" taken during the Plymouth County Hospital discussion. The motion was approved 8-0-0.

Laura asked Shirley to consult the Open Meeting Law for direction on minute taking when we lack quorum.

Chairman's Report (Finances/Budget/Bills):

There were no bills submitted, or other financial discussion.

Old Business:

**Thomas Mill** – Alan is working to erect two signs that would acknowledge CPA funding of the Thomas Mill project; one being a permanent sign describing the completed project, and another temporary. Patty provided a photo example of a temporary sign that she observed in another town, intended to stand at the site of a completed project for a period of time and be movable to other projects.

Tom made a motion that we spend no more than \$500.00 for the erection of a permanent Thomas Mill sign and less than \$500.00 to purchase temporary signage. Patty will research the temporary signs. The motion was seconded and approved unanimously.

**Bonney House** – Alan said that he and others are preparing the outside of the Bonney House in preparation for the installation of clapboards and shingles that will be installed by local students. Tom suggested that we ask the school to schedule the work one side at a time to allow them to fit in other projects that they have.

**Other old business** – There were no updates on any other ongoing projects.

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New Business:

**Plymouth County Hospital** – Kenny stated that the next move concerning Plymouth County Hospital is in the hands of the Board of Selectmen. Knowing that CPA funds will only be available for demolition if there is a plan for the property's re-use, members commented. Alan expressed agreement with the sports field complex idea and Bob pointed out that an affordable housing project cannot be ruled out if the septic issues are corrected. John is in favor of an RFP from an engineering firm to gain expert advice on the demolition process and options. And Laura pointed out the other buildings that exist on the property which have to be addressed.

Next meeting and adjournment:

Laura suggested that we hold our next meeting in September instead of August. Patty made a motion that the next meeting be held on September 9, which was seconded and approved unanimously.

The meeting was adjourned at 8:41 PM.

Respectfully submitted,

Shirley Schindler, Clerk  
Community Preservation Committee