

Community Preservation Committee (“CPC”) Meeting
Minutes for June 23, 2015 - **Amended**

Next meeting will be July 8, 2015 (Initially meeting at 161 Lakeside Drive at 6:00 PM)

CPC members gathered at the Board of Selectmen (“BOS”) meeting due to their scheduled discussion on the Re-Use of the Plymouth County Hospital (“PCH”) property.

CPC Members Present: Laura Fitzgerald-Kemmett, Chairman
Patty Norton, Vice-Chairman
Robert Sears, Housing Authority
Tom Hickey, Member-At-Large
Kenneth Mitchell, Parks & Fields

CPC Members Absent: Alan Clemons, Historical Commission
Robert Overholtzer, At-Large Member
John Kemmett, Conservation

BOS Members Present: Bruce Young, Chairman
James McGahan, Clerk
Don Howard
Kenneth Mitchell
Ron San Angelo, Town Administrator

The BOS meeting was called to order at 7:00 PM with a discussion of the PCH Re-Use second on the agenda.

Bruce Hughes of Old Colony Planning Council (“OCPC”) took the podium and read an overview of the recently completed study on the Re-Use of PCH, noting their recommendation for “balanced residential site development.” Mr. Hughes continued by summarizing public opinion as he reviewed the compiled results from 150 surveys that were completed by Hanson residents.

Each selectman shared his thoughts on the PCH property. Selectman Don Howard began by describing his desire for the area to become a park and followed with his plan for paying for the building’s demolition utilizing \$1.5M in funds that will be available upon payment of the Town Hall bond next year.

Selectman James McGahan is in favor of the recreation aspect for the property (i.e., park, walking trails) but firmly believes that the town should sell at least a few lots in order to provide some income to the town. He was in favor of borrowing money for the PCH demolition.

Chairman Bruce Young also favors the property becoming a recreation area, pointing to the success of Hanover’s Forge Pond Park. He would, however, like to see at least some revenue generated; i.e. a small 55+ subdivision. And he would prefer the least possible impact to the taxpayer for the building’s demolition. He suggested placing several non-binding referendum questions on the next ballot to better gauge public opinion on re-use.

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Selectman Kenneth Mitchell would very much like to see the area turned into a park if money were available to remove the PCH building. He pointed to CPA funds being used for demolition.

Town Administrator Ron San Angelo made points regarding demolition financing options. Fairly recent estimates place the demolition cost at about \$1.5M.

CPC Chairman Laura Fitzgerald-Kemmett said that CPA funds can be used for the building's demolition if the proposed use of the land at the time of its demolition qualifies it for CPA funds. She pointed out the \$750,000 presently available for CPA projects and the possibility of bonding toward future CPA funds. She is reluctant, however, to endorse using all of the CPA funds for this one project, which would inevitably eliminate funding for future projects for years to come.

Hanson resident, David Soper, whose property abuts that of PCH, approached the podium to outline his views. Mr. Soper stressed the land's value if it were on the tax rolls and was interested in the leakage analysis portion of the OCPC study. He would like the property to provide some income to the town, such as in the form of a call center. He questions the town's ability to maintain a large park.

Resident Teresa Santalucia, who spoke on behalf of the housing authority, addressed the group with statistics to emphasize the town's need for affordable housing.

It was questioned whether the estimated cost to demolish the building is current and Ron agreed that although the estimate was arrived at relatively recently, a more thorough investigation into the cost should be performed.

Bruce ended the PCH discussion at 7:45 PM. CPC members exited the meeting.

Respectfully submitted,

Shirley Schindler, Clerk
Community Preservation Committee