

## Community Preservation Committee

Thursday, February 23, 2023

The CPC met at 6:00 PM at the Center for the Arts. In person only.

In attendance were: Bill Keohan, Chair; Joan Bartlett, Vice Chair; Allen Hemberger, Clerk; Karen Buechs, Birgitta Kuehn and Russ Shirley. Absent were: John Mahoney, Randy Parker and Mike Tubin.

The agenda was adopted as presented.

Public Comment: Ginny Davis stated she was Observer Corps from the League of Women Voters. The minutes did not note this.

The Chair discussed the new policy from the Clerk's office. Agendas must be posted with the Clerk 48 hours before a scheduled meeting. The agenda may be amended as necessary after it is posted.

Minutes were approved for the following meetings 11/17/22, 12/8/22, 12/22/22 and 12/29/22, with one correction by Ms. Kuehn to the minutes. The correction of the spelling of the Crawley name. The correct title of the Crawley land is The Crawley Woodlands Preserve. The family had naming rights at the time of the land purchase.

Background: 2009 SPRING SPECIAL TOWN MEETING: Article 13C: *Crawley Woodlands Preserve*

*Acquired land with frontage on Billington Sea. This property is an important part of the proposed wishbone trail connection Plymouth Harbor to Myles Standish State Forest. 69.29 acres. OS \$550,000.*

Bill informed the committee that the color copier from the CPC office in Town Hall was missing. He checked with the procurement office but they did not know anything about it. If he cannot locate the copier he will request a replacement. There is a rental fee for the copier.

### Project Reviews

Crawley Woodlands Preserve connector, Article 16A, has been withdrawn while the price is being negotiated.

Spring 2023 Town Meeting: There are no CPC articles for Spring Town Meeting or Spring Special Town Meeting.

Fall 2023 Town Meeting: CPC articles will be presented at the Fall 2023 Town Meeting. The warrant closes on 8/11/2023. Town Meeting will be held in October 2023.

Hedges Pond: Russ Shirley made a motion to amend the motion passed on 2/9/23 to provide up to \$25K in CPC administrative funds to pay for structural reports for the Great Hall and two cabins to be used for environmental education. Seconded by Karen Buechs. The motion passed unanimously.

The administrative account of the CPC has about \$113,000.00. The monies are available until July, 1, 2023, the start of the new fiscal year. There is no access from July 1 until Town Meeting in October. Bill said the appraisals for any land will be done this spring. He also explained the frozen account would be moved to the general CPC account.

#### Articles passed at Fall Town Meeting 2022

Article 9A: Section A: Darby Pond: CPC will be hiring a firm to survey the land. The firm hired will work with the town engineers. There are cabins in one area of the property still in use by Camp Norse. This area will be carved out by the engineers /about an acre and a half from about 99.5 acres. There will be a reversal clause so when the camp no longer uses the cabins the land will be opened for town use. The town is not responsible for the cabins. A motion was made by Russ Shirley to provide up to \$20K in CPC administrative funds for a survey to verify property boundaries. Seconded by Kuehn, the motion passed unanimously.

Article 9B: Section B: Spire Center: The preservation firm of Spencer, Sullivan and Vogel has been selected for the historic renovation of the exterior of the Spire. This firm has done work on the 1749 Court House and the Mayflower Meeting House, both structures are in Town Square. The bids for work on the Spire went out in January. Spencer, Sullivan and Vogel was the lowest bidder. The bids ranged from 1.7 million up to 2.2 million. The Spire information was announced at the Select Board meeting, February 21 by John Mahoney, Select Board and Derek Brindisi, Town Manager. Bob Hollis, President of Board of Directors at the Spire, had called them with the news. Bill Keohan cautioned that it was not wise to make public announcements until all the negotiations are completed and the contracts signed.

Article 9C: Section E: Stephens Field Estuary Protection: The purchase and sale agreement is almost completed. Bill has an appointment with Town Counsel to follow up. The CPC plans to return to hiring their own legal counsel, communication is much easier.

Article 9D: Section Historical 1857 Plymouth Foundry Restoration, Water Street: Safe Harbors has not begun any permitting. There is nothing to report.

New Business: Planning the Calendar: the topics for future meetings with Town Departments based on the initial meeting with CPC on 1/12/23. Letters will be sent to Town Meeting Members, Town Committees and Town Departments.

Proposed Dates:

Open Space: 4/13/23

Historic Projects: 4/27/23

Housing Projects: 5/11/23

#### Old Business

The Committee will prepare letters to Plymouth landowners with property of five or more acres, landlords with apartment buildings with four or more units, law firms and real estate offices informing them of Community Preservation Committee's mission and availability for discussion.

The CPC Responsibilities Memorandum was reviewed and will be included with the CPC application going forward.

New Business

There was no new business.

Executive Session

Executive session was held to discuss certain real estate and related issues that have recently come before the committee.

At 7:28 pm a motion was made and passed to begin the Executive Session.

At 7:36 pm a motion was made and passed to end the Executive Session.

The CPC meeting was adjourned at 7:37 pm.