

## **Community Preservation Committee**

**Thursday, April 13, 2023**

### **Observer Corps Report**

The CPC met at 6 PM at the Center for the Arts, North Street. . It was an in-person meeting only. In attendance were: Bill Keohan, Chair; Joan Bartlett, Vice Chair; Allen Hamberger, Clerk; John Mahoney, Select Board; Birgitta Kuehn, Planning Board; Randy Parker, Conservation Commission. Absent were Mike Tubin, Historic Commission; Russ Shirley, Plymouth Housing Authority and Karen Buechs, member at large.

### **Old Business/New Business/August 11, 2023 deadline for closing of the warrant**

Bill said that he is still working with the Halloran Family on the price for their cranberry bogs off Billington Street. He has been working with this family for over seven years.

Jeff Kapell, local cranberry grower, is selling his bogs and land. He has sold the rights to the cranberry bogs to the U.S. Agricultural Department. The remaining approximately 50 acres, he is considering selling to the CPC//Town of Plymouth. The 50 acres has been appraised for \$250,000. David Gould and Bill Keohan have been working with Mr. Kapell. He has agreed to sell the land for about \$150,000. The bogs are located next to the Town Forest. Cook Road winds from Long Pond Road to Watercourse Road. His bogs are located there. Jeff Kapell is the applicant. Bill and David are working with Mr. Kapell with the application process. John Mahoney made a motion to invite David Gould, Director of Marine and Environmental Affairs to the next CPC meeting to discuss this matter. Seconded Birgitta Kuehn. The vote was 4 to 2; Mahoney, Kuehn, Hamberger and Parker in favor; Keohan and Bartlett against. The motion carried.

John Mahoney feels there is organized chaos getting the articles for the CPC to meet the Town warrant deadlines. Bill Keohan said that it happened this winter because the rules regarding the deadline had changed. John also said people had approached him at Town Meeting upset about the CPC application process. Bill asked him specifics concerning who had complained. There was no reply from John. Bill said the CPC treats every applicant the same way, whether it is the Town or a private citizen.

Executive sessions of the Community Preservation Committee are held to discuss details for land applications. The land application will not state a price. Then Bill/CPC has the land appraised. An Executive meeting will be held to discuss the price. The CPC application is on the Town website.

### **Discussion/ legal counsel**

The CPC would like to hire its own legal counsel. John Mahoney asked if they have a right to do so. Bill Keohan said until the recent past they did have their own counsel. The Select Board and Town Manager had approved it. Birgitta Kuehn suggested that the CPC interview three

different legal counsels. Perhaps, Bergeron, the new Town Counsel, KP Law, P.C. and a third party.

Birgitta said the Planning Board meeting in the 1820 Court Room experienced a dramatic change. The Town has invested in a new sound system; speakers, monitors and PACTV are right in the room. Everyone could hear and see each other. It was fantastic!

The CPC then discussed the cabins at Hedges Pond Recreation Area. The cabins have already tested positive for lead and will be demolished. The Town Manager has requested \$17,000 from the CPC to test the remaining cabins and Great Hall. The committee agreed to this expenditure. The \$17,000 is coming from the Administrative Funds account.

Randy Parker left the meeting at 7:05 expressing he was tired of John Mahoney's argumentative and obstructive behavior.

**Future Public Meetings of the CPC Application Process: Town Hall 1820 Court Room**

May 11, 2023: Historical

May 25, 2023: Affordable Housing

June 1, 2023: Open Space and Recreational

**Public Comment**

Cyndi Welsh from the 1749 Court House Committee was interested in learning about the Historic Application Process. She thought it was going to be discussed tonight. She plans to attend the May 11<sup>th</sup> meeting.

Ginny Davis stated she is representing the Plymouth Area League of Women Voters as part of the Observer Corps.

The meeting was adjourned at 7:10 PM.

Respectfully submitted,

Virginia Davis

LWV of the Plymouth Area Observer Corps.