

**Community Preservation Committee Meeting: In person meeting.**

**May 25, 2023 6 P; Center for the Arts, 11 North Street**

Meeting called to order by Chair, Bill Keohan at 6:00PM. Present: Joan Bartlett, Vice Chair; Allen Hemberger, Clerk; Birgitta Kuehn and Karen Buechs. Arriving late, Mike Tubin at 6:15 and John Mahoney at 6:30. Absent: Russ Shirley and Randy Parker. A quorum of 5 members was present.

In audience: Ginny Davis, Pct. 4 town meeting rep. and Bobbi Clark, reporter for WATD.

Agenda approved and minutes of May 11, 2023 approved as read.

Public Comment: Ginny Davis requested that Public Comment be moved to the end of the meeting. Bill Keohan and the committee agreed to the change and Mr. Keohan said he would have Public Comment be at the beginning and the end of the meeting on future agendas. The committee agreed to the change in agenda.

Old Business: Mr. Keohan reported he had met with David Gould, Director of Marine and Environmental Affairs to discuss Open Space applications. Mr. Gould will determine if he needs to attend a CPC meeting to update the committee.

Birgitta Kuehn brought up her concerns about the Town Manager, Derek Brindisi's offer to provide administrative assistance to the CPC. Note: Mr. Brindisi had attended the May 11<sup>th</sup> meeting of the CPC and suggested that the CPC have an administrative assistant. There was no explanation of what this assistance would consist of. Mr. Brindisi said the funds would come out of the CPC Administrative Fund. Mr. Keohan said he would compose a letter to Mr. Brindisi requesting a job description of the administrative assistant. Karen Buechs requested that a meeting be scheduled before the June 8<sup>th</sup> meeting to discuss Mr. Brindisi's response to Mr. Keohan's letter.

Fall Town Meeting Warrant Deadline August 11, 2023

Mr. Keohan will have a list of articles the CPC will be sending to Fall Town Meeting for the next meeting.

**Articles passed at 2022 Fall Town Meeting: Update**

9A Darby Pond (Open Space) – Purchase and sale agreement signed. Bill said he learned of this from Lynn Barrett, Finance Director. He no longer receives communication from Town Counsel.

9B Spire Theater (Historic) – Contracts are signed. The scaffolding will go up next week.

9C Stephens Lane Estuary Land Protection (Open Space) – Town Counsel and the owner's counsel are in final negotiations.

9D 1857 Plymouth Foundry – Birgitta Kuehn shared what had occurred at the Planning Board meeting held Wednesday, May 24<sup>th</sup> in the 1820 Court Room at Town Hall. Ms. Kuehn is a member of the Planning Board. At least 6 or 7 citizens spoke during public comment about their dismay over the proposed 45 foot height of the marina. Safe Harbor, owner of the Marina was requesting a variance to go from 35 foot height, the allowed height, to 45 feet. Ms. Kuehn reported several town meeting representatives were upset because the height was raised after they voted on Article 9D. Ms. Kuehn said she read the entire article to the Planning Board and audience:

**Motion Article 9D: CPC – Historical Preservation - 1897 Plymouth Foundry/Marina**

**Mr. Canty moves that the Town appropriate the sum of \$733,201 to grant Safe Harbor Marinas, LLC for the restoration, rehabilitation, and preservation of the historic façade, roof and interior of the 1857 Plymouth Foundry, appropriation, \$667,332 shall be transferred from the Community Preservation Fund Undesignated Fund balance; and further, that the Select Board, on behalf of the Town, is authorized to acquire an Historic Preservation Restriction on the historic façade, roof and interior of said property pursuant to G.L.c.44B,12 and G.L.c184, 31-33. Town Meeting Vote: 113 in favor, 8 no, and 1 abstention.**

The article never mentions the height of the proposed marina building. The plans that were shown to town meeting were at 35 feet. But it was not part of the article. After much discussion by the planning board over the proposed 45 foot height a vote was taken. It was a unanimous **vote against** by the 5 member Planning Board.

The Public input CPC Application Process Meeting Input Meeting is scheduled for Thursday, June 29, 2023 in the 1820 Court Room at Town Hall at 6 PM. Ms. Kuehn reminded Bill that the meeting needs to be posted three weeks advance in the local newspaper and town website. ( I will check with Ms. Kuehn on this).

Homework for the CPC:

- Review the CPC Application for any corrections, revision or additions.
- Review the CPC Responsibilities Outline for corrections, changes or additions.
- Handouts available for CPC members and guests:
  1. Plymouth Community Preservation Committee: FISCAL YEAR 2022 – 2023 APPLICATION
  2. M.G.L.A. 44 7, Cities and towns; purposes for borrowing money within debt limit. Effective: November 7, 2016
  3. Community Preservation Committee Responsibilities and Partnerships.

Public Comment: Ms. Davis asked if there was any progress in interviewing legal counsel. Mr. Keohan said it was tabled. The 2022-2023 Select Board had not wanted CPC to hire its own counsel. He said using Town Counsel has delayed by months the closing on properties. What used to take 3 to 4 months now takes 9 or 10 months. There has been no communication with Mr. Keohan and the CPC from Town Counsel.

The next meeting is scheduled for June 8<sup>th</sup>.

Adjourned at 7:25 PM

Respectfully submitted,

Ginny Davis, LWV/ Observer Corps