

Community Preservation Committee Meeting

May 11, 2023 6:00 PM Plymouth Arts Center

Attendance: Bill Keohan, Chair; Joan Bartlett, Vice Chair; Allen Hemberger, Clerk; Karen Buechs, member at large; Brigitte Kuehn, Planning Board; John Mahoney, Select Board; Mike Tubin, Historic Commission and Russ Shirley, Redevelopment Committee. Absent: Randy Parker, Conservation Committee.

Guests: David Gould, Director of Marine and Environmental Affairs; Derek Brindisi, Town Manager; Bobbie Clark, Reporter; Ginny Davis and Susan Dwyer, League of Women Voters.

There was a motion to accept the minutes from April 13th meeting that was seconded.

Three members abstained, five voted aye

David Gould, Director of Marine and Environmental Affairs spoke before the board. He discussed the project at Stephens Field. They are in the process of accessing the remaining buildings, and disconnecting the electrical and sewer. Also, they are doing soil analysis testing for the tennis and pickleball courts, as well as coming up with the layout and overall design. Bids will be accepted from June 5th to July 6th. The expected completion date will be mid to late spring, 2024.

The next project he discussed was Grassy Pond, the Kapell property. They are in the process of collecting US Wildlife maps of this wetland that is a habitat of rare species and songbirds. There is a \$205,000 appraisal on the land and the owner has agreed to a lower than market value sale.

Questions from the board:

1. Can the maps be emailed to the committee? Mr. Gould replied, yes.
2. Are there structures to be removed? Mr. Gould replied that there was one structure left, a shed.
3. Can you give more details about the wetlands restoration? Mr. Gould replied that the bog owner has agreed to take the land out of production. There should be NCRS funding. The Foothills area in Manomet cost 1.4 million dollars to restore of which the town put in \$45,000. This project should be less expensive.

Bill Keohan asked if CPC funds would be used and the answer was no. He requested appraisal documents for fall town meeting as well as color copies of maps. There is a June deadline for the land acquisition.

The Hedges Pond project was next in the discussion. There is extensive lead testing to be conducted at four of the cabins as well as the duplex area. Funds to cover this in the amount of \$17,000 were encumbered to the Recreation Department.

Two rounds of sampling resulted in some toxic leaching at the cabins near the pond. Further soil system tests did not show increased levels. Buildings will be removed to hazardous waste site if they test positive for toxicity. They will be seeking bids for the demolition. They are not addressing the main building at this time. The work is projected to be done in the winter. Town Manager Derek Brindisi discussed the article to remove the buildings and to apply for CPC funds.

Update on the Siever property off of Long Pond Road near Russell Mills. The negotiations on this property were ongoing with the owner Charles Siever, who wanted more money than the town was willing to offer, and eventually build his own structure on the property. There is an estimate of \$15,000 to demolish the building and work is about to commence in this challenging location. It will come out of administrative funds.

There was a motion to approve \$17,000 for this item which was unanimously approved.

The Darby Pond open space project was discussed next. The town is buying this at the agreed upon price. The engineering firm Flaherty and Stefani will be hired to work with town engineers. It was explained that some portion of the land will not be included in the sale, specifically the 22,000 square foot campsite where the Boy Scout cabins are located. This land was subdivided by the Planning Board. The town is buying 99 acres of land and has the right of first refusal on another 40 acres. There is a \$20,000 engineering cost and the closing will be sometime this week.

The Spire Theater bids and contracts are coming in lower than original estimates of around 3.6 million dollars. Lynn Barrett is working on short-term borrowing and Bob Hollis will update.

Town meeting passed an article to work on the facade of Plymouth Foundry. The town is negotiating with Safe Harbors on permitting for this project. Safe Harbors will preserve the facade but will want a special permit to go to 45 feet. The Zoning Board will have to approve this. The Planning Board is advisory to the Zoning Board. It was noted that this is the oldest remaining building on the waterfront. Safe Harbor also needs approval for a wet scenario, and a variance for setbacks.

Respectfully submitted by Susan Ferrari Dwyer

Ginny Davis and Susan Dwyer left the meeting early for a concert at the Spire sponsored by the LWV

