

Community Preservation Committee Meeting

June 8, 2023 6:00 PM Plymouth Arts Center

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

Guests: David Gould, Director of Marine and Environmental Affairs; Derek Brindisi, Town Manager; Kevin Canty, Select Board; Bobbie Clark, Reporter; Susan Ferrari Dwyer, League of Women Voters.

Public Comment

David Gould, Director of Marine and Environmental Affairs spoke before the board. He discussed the project at Stephens Field. There is a delay on the bidding because they decided to go for a unit price bid as opposed to a lump sum bid. This should be beneficial to the town because there would be less of a chance for change orders. Karen Buechs asked if this would give the town greater oversight and Mr. Gould replied that yes, it would be easier to track the progress of the project. Bids are due to be returned on July 27th.

The next project on the agenda was the Kapell property, Pinnacle Bog. The town is working with the state on the restoration of this property. There are funding sources from the state and federal for engineering costs. John Mahoney questioned why they are working on this when the town does not yet own the property.

The Seaside trail project will be finished in July.

The building on the Siever property has been removed and Wildlands Trust will visit the site to do erosion control seeding.

Fall Town Meeting Articles

Articles A, B, C, and G will be sent to spring Town Meeting to revote on new amounts of money. Lynn Barrett has the final say.

ZBA denied the Safe Harbor 45B application. Safe Harbor has indicated that it will go back to the original 35 ft., and possibly level the building with no restoration. Derek Brindisi met with Safe Harbor and they suggested that they would go ahead with refiling. Karen Buechs said she thought they would be happy to do so.

Articles 9, E, and F were addressed in an executive session and Lynn Barrett is making adjustments. John Mahoney reiterated the savings to the town.

There was some change in status on the Darby property. It was thought that the town had closed on this but the committee was advised by Derek Brindisi that there was a problem with the deed and the

closing was put off until next week. Flaherty and Stefani did the surveying work on this but did not have the proper lot number recorded. Despite this error, the closing is all ready to go.

The grant has been signed and approved for the Spire renovation. There is a weekly zoom building committee meeting with the architects, project managers, preservationists, and Bob Hollis. Scaffolding has been installed and Bill Keohan mentioned the idea of having signage on the safety netting which would give the public information on the project.

There was a discussion on the Stephens Lane property. The owners want to connect to town sewer but that does not need to be part of the purchase and sale agreement. Birgitta asked if they have a cesspool or Title 5 and Bill answered that they have a cesspool. She questioned if the cesspool would impact the land the town is purchasing. Derek Brindisi added that the purchase price of the land is \$30,000 and it would cost \$150,000 for the owners to connect to town sewer.

June 29th Public Hearing

This is to update the CPC application. A public meeting notice will be printed in the Old Colony Memorial. This is a yearly requirement and will include presentations on the priorities of the committees, Housing (Russ Shirley), Historical (Mike Tubin), Open Space and Conservation (Randy Parker). Bill Keohan pointed out that on page 10 of the application there is a flow chart on how to apply for funds, how to submit an appraisal, what to expect in the process, and how to access the funds. The meeting will be held in the 1820 courthouse in Town Hall.

Joan Bartlett is sending invitations to elected officials and other interested non-profits and requested a list of names and addresses from the town manager.

Administrative Staff for CPC

Derek Brindisi advocated for a part-time administrative hire to be a liaison between the town and the CPC, as well as other entities. He thought it would increase communication as a team. There are people acting in this capacity for other committees. John Mahoney welcomed Kevin Canty to the Selectboard and suggested, as per the part-time hire, that 10 hours per week at \$30/hr. would be well worth having someone handle the logistics for the committee.

Derek also brought up the idea of the town joining the Community Preservation Coalition headquartered in Boston. Plymouth is one of the only towns that does not partake of that. The benefits would be having an advocacy group that could lobby the state legislature and provide technical support. The annual cost is \$7800. Bill Keohan discussed the history of the coalition and why the town in the past has been reluctant to join. Karen asked if a coalition member could come speak to them and Bill said he would ask. Randy Parker added that they have helped Plymouth get triple the amount of money and we should join because of that. He thought it folded nicely into the additional staff and said that he favors both. Birgitta thought the Coalition might help with a job description and wage expectations. Bill thought that the new hire could be a point person for conservation requirements.

New Town Counsel

Derek Brindisi said there is new town counsel available to the committee for real estate transactions. Bill Keohan added that the Select Board has appointing authority for counsel. The CPC used to have an attorney to work with in-house town counsel but hasn't had one for the last few years. He added that it would be someone to help with articles before town meeting.

John Mahoney brought up a meeting he had with residents of the Pine Hills who were upset at the traffic on Beaver Dam Road. This led to a discussion of the years 2015-2017 when there was a backlog of CR's which meant that the town could not apply for further grants. Bill added that the town counsel could also work with Wildlands Trust on this. John Mahoney asked about the CR for Darby Pond and Bill explained the steps in the process from the state to Wildlands Trust to determine allowable usages. David Gould added that they are draftings CR's for the Kapell property and Camp Norris (?). Wildlands Trust is required once a year to inspect all properties.

Gurnet Lighthouse Sale

The Coast Guard has declared a surplus of lighthouses and is offering them for free to the town or eligible organizations. The Gurnet lighthouse is on the list. There is already an organization that takes care of the Bug Light. Bill Keohan said that this is 7 acres of land as well as a significant historical part of Plymouth with open space value. The deadline for submissions of interest is July 14. John and Karen agreed that it should be looked into, Allen countered that it would cost millions to maintain as the bluff is eroding. Bill suggested that they get the GSA records of maintenance. Randy thought that Conservation would go with BugLight.org. John Mahoney made a motion for the CPC to support town manager in making a submission. It was seconded by Karen Buechs and unanimously approved.

Old Business

Closed out remaining money on several projects. Allocated money to pay bills.

Public Comment

A member of the public asked about the hiring of a part-time employee. She didn't think the town should hire someone without consulting the public. She also addressed the sometime adversarial relationship between the Select Board member and the CPC and it was noted.

Respectfully submitted by Susan Ferrari Dwyer