

## **COMMUNITY PRESERVATION MEETING / JULY 13, 2023**

### **GREAT HALL, TOWN HALL**

#### **IN PERSON AND VIA ZOOM**

Meeting called to order at 6:05 PM by Chair Bill Keohan.

Members present in person: Karen Buechs, Betty Cavacco, Allen Hemberger, Clerk and John Mahoney liaison, Select Board; Randy Parker, representative of Conservation Commission present via Zoom. Randy had audio technical issues throughout the meeting. Absent: Birgitta Kuehn, Planning Board; Mike Tubin, Historic Commission and Russ Shirley, Plymouth Redevelopment Authority. Mike Tubin was chairing a Historic Committee Forum on the possible expansion of the Historic District in the 1820 Court Room simultaneously.

Town Employees and Officials Present: Town Manager, Derek Brindisi; David Gould, Director of Marine and Environmental Division; Lynne Barrett, Director of Finance and Kevin Canty, Select Board.

Public Comment: There was none at this time.

First Order of Business: A motion was made to adopt the agenda while eliminating the executive session. The motion passed unanimously by roll call vote. The executive session was moved to Tuesday, July 18<sup>th</sup> at 6 PM in the Shallop Room. The minutes will be reviewed and accepted at the next CPC meeting.

The Application: The audience was not able to see what the revisions to the application were. A vote was taken to adopt the changes to the CPA application. Kevin Canty, suggested that wording be added that if the 10% of the Community Housing was not used during the fiscal year that it be given to the Affordable Housing Trust. Note: during the public meeting for the review of the application process on June 29, 2023, Pat Adelman, Chair of Precinct 12, reminded the audience that making such a change to an allocation of funds would require the vote of Town Meeting.

Bill Keohan, Chair reminded the committee that any person is welcome to come before the CPC with their application, but the application must have already been submitted in writing to the committee.

Betty Cavacco suggested town staff should always be on the agenda and executive sessions should always be held at the beginning of the meeting at 5:30 or 5:45 PM. Bill said he had usually held the sessions at the end of the open meeting.

John Mahoney suggested that in the application that it be emphasized that an applicant can come before the CPC after the written application has been submitted.

Bill Keohan reminded the committee that they are a granting body. In real estate applications, an appraisal must be completed before a public presentation.

Bill explained that the applicant must be an entity that has the ability to build low income housing. They must look at state and federal funding. There is less funding from both the state and federal government at the present time.

The CPC in the past has offered Housing Workshops/ round table discussion with different providers. Betty suggested it be held at Town Hall and for better public access.

Betty Cavacco suggested the CPC find land for building low income housing.

John Mahoney suggested as an agenda item: Russ Shirley give a report of the activities of the Plymouth Redevelopment Authority.

**Lynne Barrett, Director of Finance: CPC Account Balance Update:**

Lynne thanked the committee for sending the CPC application to her to review. She said she had made some written suggestions and submitted them to the chair. She next handed out three informational financial forms to the committee and members of the audience. Lynne apologized that she had only completed the reports the day of the meeting so it was not available ahead of time for the committee members to review. Lynne said there is a total of \$4 million available for fiscal year 2024.

**Community Preservation Fund  
FISCAL 2024 SOURCES & USES OF FUNDS  
Report for Community Preservation Committee**

**SOURCES:**

**Estimated 2024 CPA Revenues:**

Estimated Tax Revenue		\$ 208,253,071
CPA Surcharge Rate		1.50%
Estimated Surcharge for 2024 (Less 3-Year Avg in Abatements)		\$ 3,111,660
Investment Earnings		\$ 25,000
<b>State Trust Fund Distribution estimated at 30.57% (4 Prior Year Average)</b>	2,952,400	<b>\$ 902,406</b>
		<b><u>\$ 4,039,066</u></b>

**USES:**

*To meet the required Percentages (%) from 2024 Estimated CPA Revenues:*

Open Space	10%	\$ 403,907
Historic Resources	10%	\$ 403,907
Community Housing	10%	\$ 403,907
<b>Total required to be spent or set aside</b>		<b>\$ 1,211,721</b>

*Amount available for CPA Administrative costs:*

CPA Operating Budget	4.00%	\$ 161,563
Interest Expense on Debt		\$ -
<b>Total Budget</b>		<b>\$ 161,563</b>

**Plan for Articles:**

ATM Article 16A	Special	\$ -
ATM Article 16B	Stephens Field	\$ -
ATM Article 16C	Jenny Pond Dredging	\$ -
		<u>\$ -</u>

<b>Amended amount to be set aside in budgeted reserve</b>		<b><u>\$ 2,665,783</u></b>
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Lynne A. Barrett  
Finance Director  
7/13/2023

**BUDGET ESTIMATE**

David Gould, Director of Marine and Environmental Division was available for questions regarding Stephens Field and Jenny Pond projects. Jenny Pond is waiting for grants. He should have the information in the next few weeks. Construction will begin the Spring of 2024 and may run into the Fall of 2024. The bids for work on Stephens Field are due on July 27, 2023. Once the bids are in for Stephens Field are in he can predict a construction timeline.

John Mahoney emphasized that this is the reason that the CPC needs meetings with department heads. Lynne Barrett added that she and Chair Bill Keohan have always worked closely and communicated regularly in the past.

Lynn explained the Housing Budget:

10% \$403,907 is set aside (the same amount for Open Space and Historic Resources)

There is a balance of \$734,449 plus \$403,907 in the housing account .

**Fall Town Meeting Warrant Deadline August 11th**

Bill reminded the CPC that the Executive Session would be held on Tuesday, July 18 at 6 PM in the Shallop Room at Town Hall. They would be looking at the amounts need for Article 9A Open Space off Billington: 9D Reserved Open Space: 9E Reserved Open Space: and 9F Reserved Housing.

**Article passed at Fall Town Meeting 2022**

9 A Darby Pond (Open Space) the land acquisition has been executed but the article will be open until the conservation restriction is completed.

9B Spire Theater is still ongoing with renovations to the exterior.

9C Stephens Lane Estuary Land Protection: Pending P & S

9D 1857 Foundry Marina (did not receive Special Permit to increase height to 45 feet) probably will not go forward with restoration of the front portion. Safe Harbor would not be using \$750,000.

**Discussion: CPA Administrative Activities: Counsel, Staff support, CPA Coalition**

Betty Cavacco strongly felt the CPC should join the CPA Coalition immediately. Bill said it is a lobbyist organization for the CPA. It is \$8,000 or \$9000 to join. Bill feels that the towns that join do not have input in any changes to the CPA. He feels that the voter has no voice at the table. He also felt that all members of the CPC should be in attendance for such a decision. Betty disagreed, "When a quorum is present, any and all business can be acted upon."

*She made a motion that the Plymouth CPA should join the CPA Coalition. Seconded by John Mahoney. A roll call vote was taken: the vote was unanimous to join the coalition.*

Staff Support: John Mahoney had come up with a qualification for a staff to work 10 hours a week to help the CPC. Requiring a BS degree. Betty disagreed and said she would not get out of bed if she had bachelor degree to work for minimum wage. Derek Brindisi, Town Manager, said the first step is to identify responsibilities and duties of this position. Then look at what the qualifications should be. He suggested that they consult with the Town's Human Resource Director. Derek feels that " The CPC can benefit from hiring a part-time professional staff person to help facilitate the business affairs of the committee."

Bill Keohan discussed why he would like the CPC to have their own legal counsel. Bill said he saw the breakdown is getting work done after Town Meeting.

Betty said she saw no need for CPC to have their own attorney as they can use the Town's own counsel. She felt it was redundant and expensive.

John Mahoney said that the CPC counsel had a backlog of conservation restrictions that had not been filed. Bill explained this delay was because at the state level there is only one staffer that works on conservations restriction. Wildland Trust has been waiting for years for conservation restrictions from the Commonwealth of MA Environmental Affairs.

Randy Parker via Zoom said the Conservation Commission has been working efficiently with Town Counsel Bergeron.

*Betty Cavacco made the motion the CPC hire staff support and use town counsel. Seconded by John Mahoney.*

*Roll Call Vote: Yes: Randy Parker, John Mahoney, Karen Buechs, Betty Cavacco*

*No: Bill Keohan and Allen Hemberger*

*Passed: 4 to 2*

Note:

On both the motions made at this meeting, Bill Keohan, Chair, had expressed his concern that not all the committee members were present to vote on changes that would profoundly affect the CPC . Betty Cavacco disagreed stating that there was a quorum and so there should be no delay in making changes.

### **GSA Sale of the Plymouth Light House – Gurnet Light**

GSA (General Service Administration): Derek Brindisi gave an update. All applications for the Light House must be in by July 17, 2023. The GSA is planning a site visit for all applicants in September. The GSA will take between 18 to 24 months to reply. Allen Hemberger, Clerk for the CPC asked Derek for the date the CPC letter was submitted. Betty Cavacco said she took photos of the erosion at the Gurnet when she was passing by in a boat recently.

Derek Brindisi gave an update on demolition of cabins at Hedges Pond Recreation. Derek does not know the name of the product that has been applied to the lead paint. If the product works and binds the paint to the wood, the cost of demolition and disposal will be lower.

### **Old Business and New Business**

#### **Public Comment**

Dale Webber, Chair of Precinct 3, came to discuss an article that he and Gerry Sirrico are submitting to Fall Town Meeting. Dale explained that the Training Green has been in Plymouth for over 400 years, unlike the Mayflower that is a replica. The Green needs some major renovations. The pathways are uneven and dangerous to walk on. Dale said that Karen Goldstein, a professor at Bridgewater Univ. had done a very thorough historic report on the Green.

Gerry Sirrico described how precinct 3 residents had raised \$10,000 and the town matched it with \$10,000 to repaint and repair the Civil War Memorial. He feels this is sacred ground.

Everett Malaguti, Town Meeting Rep. Precinct 2 said he was really pleased the CPC had voted to join the CPA Coalition. The legislature is making more changes for affordable housing. He feels that the Duxbury Non- Profit organization that takes care of the Bug Light would be a better able to care for

the Plymouth Lighthouse and 7 acres. He thinks it will be a burden on the tax payers. He reminded the CPC that there had been discussion when the smoke stack at Cordage Park was demolished that some kind of memorial would be created. Bill said it took such force to demolish the smoke stack, that the bricks were not salvageable. He had asked Michael Burrey to look at the bricks. He reminded Everett that the stack was privately owned and the owners did not want it there.

Steve Lydon asked if open space can have the conservation restriction removed. Bill replied NO conservation restrictions are permanent.

Meeting adjourned.

Respectfully submitted:

Ginny Davis, Observer Corps