

COMMUNITY PRESERVATION MEETING

JULY 18, 2023 Tuesday 6pm Town Hall 1820 Court Room

In-Person with Zoom Option

Members in Attendance: Karen Buechs, Betty Cavacco, John Mahoney, Select Board; Russell Shirley, Housing Authority; Mike Tubin, Historic Commission, and by Zoom: Birgitta Kuehn, Planning Board and Alan Hemberger, Clerk. Absent: Randy Parker

Approval of the agenda and June 29th minutes.

A motion was made to adopt the agenda. Discussion: Cavacco was concerned the executive session was on the agenda after Public Comment. She felt it was more efficient to have it at the beginning of the meeting, then proceed to Open Meeting agenda. A Roll Call vote was taken to approve the agenda as written. Motion passed with Buechs and Cavacco in opposition and with Kuehn and Shirley abstaining.

Public Comment: none

Executive Session until 6:45.

Fall Town Meeting Warrant Article Discussion

Deadline to submit Articles is August 11, 2023

Packets containing the applications to the CPC and information on Fall Town Meeting articles were distributed to the committee members. They will be discussed at the next CPC meeting on Thursday, 7/27/23 at 6pm, Town Hall, except for Article 9F, as noted below.

Article 9A Recreation: Reduce Borrowing Authorization Stephen's Field.

Article 9B Recreation: Reduce Borrowing Authorization Jenney Pond

Article 9C Affordable Housing

Article 9D Affordable Housing

Article 9E Open Space

Article 9F Open Space- Off Billington

Article 9G CPA Estimated Revenue 2024 Account setup.

Discussion of Article 9F Open Space-Off Billington: Keohan explained the importance of this parcel of land. It will be a connector to the Town Brook, Morton Park, Billington Sea, Crawley Preserve and the Town and State Forests. David Gould, Director of Marine and Environment Dept. is in charge of this article. The application is in the packet given to members. Note, applications can be discussed in open meetings but appraisals are discussed in executive sessions. Lynne Barrett, Director of Finance has also given approval for this article.

Mahoney felt that Article 9F could be voted immediately. He added that the 50 acres of Kapell Property was appraised at \$205,000 and the owner had reduced the amount by \$50,000. Cavacco also spoke in favor of voting on this article at once.

Mahoney made a motion, seconded by Cavacco to approve Article 9F for Fall Town Meeting.

Discussion: Keohan said he preferred to use past practice of reviewing and voting on all the applications at one time. Kuehn and Tubin also favored voting on all applications at one time and not *piecemeal*. Shirley was ok with voting on Article 9F at this meeting.

Vote: Unanimous to approve Article 9F.

Old Business/New Business/Invoices and Project close-out

Cavacco asked Shirley, Plymouth Housing Authority, about the status of the Oak Street School project. Several people had called her regarding the overgrown grass. Shirley said that several trees have been removed and there are bids in. Cavacco suggested Russ have a written report for the committee.

Keohan reported that committee members would have a draft copy of the revised CPC application by the next meeting.

Mike Tubin, Chair of the Historic Commission, asked about funding mechanisms to help citizens with expensive renovations that might be required if the historic district is expanded. Cavacco said the Planning Dept. has applications for housing rehabilitation loans, based on income level, that can help with upgrading windows, heating and sewer. Keohan requested Tubin research information on what else the loans might cover. Tubin said he gets too many emails relating to the CPC and asked if these be directed to the chair? Keohan said yes and then the questions could be on the agenda and discussed during open comment.

Cavacco asked to invite Silvio Genao, Director of Human Resources, to the next meeting to discuss staff support for CPC. Keohan felt that this would be premature as the CPC needs to first decide what the responsibilities and duties of this individual would be. Tubin, who was not at the meeting on July 13th when the motion to hire Town support staff was passed, wondered why the CPC would not just hire it's own staff. Cavacco said that the staff hired would be working for the town and employees of the town have guidelines to follow. Mahoney said he would like to see a person in place by Fall Town Meeting. He suggested the committee look at New Bedford as an example of a city that has hired staff for their CPC. Shirley, who also missed the July 13th meeting, asked if the hired individual would be full time or part time. Keohan replied that the position would be part time.

Keohan reported that Stephen's Field bids are due July 27, 2023 and that there was a site visit today.

Respectfully submitted,

Ginny Davis LWV Observer Corps