

# Community Preservation Committee Meeting

**July 27, 2023 Town Hall 6:00 PM 1820 Courthouse In-Person and Zoom Option**

Members Present; Bill Keohan, Chair; Alan Hemberger, Clerk; Karen Buechs; Birgitta Kuehn, Planning Board; Betty Cavacco (Zoom); John Mahoney, Select Board; Russ Shirley, Plymouth Housing Authority

Absent: Randy Parker, Conservation Commission; Mike Tubin, Historic Commission

Guests: Lynne Barrett, Director of Finance, Silvio Genao, Director of Human Resources

**Executive Session:** Until 7:50pm about negotiations over the purchase of real property.

## **Update on Articles passed at Fall Town Meeting 2022**

**Article 9A** Darby Pond (Open Space): This article is closed out. Project was completed June 16th.

**Article 9B** Spire Theater (Historic): On schedule with restoration of facade. CPC had a banner made to go over the green sheathing at the construction site that provides information on the project, including the source of funding.

**Article 9C** Stephens Land Estuary Land Protection: This is pending a purchase and sales agreement. The owner is working with DPW to hook up to Town sewer.

**Article 9D** The Foundry/Marina (Historic): Safe Harbor did not receive the special permit and now CPC is waiting for word from Lee Hartman as to how Safe Harbor will proceed. The Historical Commission is looking into expanding the historic district which may help limit building heights in the future.

## **July 2023 - July 2024 Application: Adoption of recommended changes**

Handouts were given to the group on the recently voted changes to the CPA application. Cavacco stressed the need for a full packet of information for board members before meetings. Keohan responded that this information was sent beforehand by email. Buechs said that they should vote on getting a new printer to be used exclusively by the CPC. Discussion was followed by Shirley motion to buy or lease a printer with all the needed functions. Approved unanimously.

Buechs read prepared notes on her recommended changes to the application. Discussion included the number of times an applicant applies and how that should not affect their chances. Also, if they have been awarded funds before it should be ascertained whether they met the requirements of the grant and filed the necessary restrictions.

## **Discussion: CPA Administrative Activities - Counsel, Staff Support, CPA Coalition**

The committee has reached out to the CPA coalition to begin the paperwork to join the coalition.

It was agreed that to hire support staff it is important to decide what level of coverage is needed. Genao spoke about the importance of the vetting process. The town needs to comply with Chapter 150E, MA Law regarding diversity and equity. The job description will determine if this is a union job and what

category it falls into. He also said that most towns have CPC support staff so he thought that the CPC was heading in the right direction.

### **Fall Town Meeting Warrant (Deadline August 11<sup>th</sup>)**

**Article 9A** (Open Space) Off Billington Road: Town meeting voted to purchase this bog property for \$300,000. The owner subsequently decided that he wants more for the property. This purchase is tabled until further confirmation. Withdrawn from Fall Town Meeting.

**Article 9B** (Recreation) Reduce Borrowing Authorization Stephens Field: The bids on this project have been delayed for a week for adjustments. There has been a lot of interest from contractors.

**Article 9C** (Recreation) Reduce Borrowing Authorization Jenney Pond: This has been tabled for future consideration. Withdrawn from Fall Town Meeting.

**Article 9D** Reserved (Open Space) Rocky Pond: This will be sent to Town Meeting at \$175,000.

**Article 9E** Reserved (Open Space) Rocky Hill Road: This 24-acre land parcel abuts the nuclear power plant with 900 ft. of ocean frontage, appraised at \$1.2 million. It had been previously donated to Manomet Bird Observatory, now Manomet Inc. The building has been removed, leaving only the foundation and a chimney, which are permitted for removal. This property would be for public use, mainly hiking trails, and would position the town well for the eventual release of 1500 acres of Holtec land.

Motion by Shirley to approve \$1.2 million land price plus \$10,000 to complete building removal, seconded by Cavacco. Passed unanimously.

**Article 9G** Reserved (Housing) Habitat for Humanity Application for \$100,000: Mahoney said the money could be taken out of the reserve for Affordable Housing. Shirley motioned to approve, seconded by Buechs, passed unanimously.

**Article 9H** CPA Estimated Revenue 2024 Account Setup: Lynn Barrett suggested CPC delay the vote until further changes known.

**Plymouth Center for the Arts** Shirley motioned to approve \$423,000 for CFA to restore and repaint the Russell Building. Buechs seconded the motion, vote unanimous in favor.

**Pilgrim Hall Museum** Application for \$3.2 million dollars to repair the leaking roof and other issues with the building: Buechs read her response: she would like an accounting of the money raised for this through other agencies, she felt that the CPC needs more transparency, she cannot vote for this as it stands, she noted that Pilgrim Hall did not file for the required restriction on a previous project. Hemberger said that some of the items in the application are out of the purview of the CPC. Shirley pointed out that something like HVAC helps to preserve the museum collection. Mahoney and Cavacco said that these would be questions for the next meeting. Cavacco stressed that the roof must be replaced. Mahoney spoke to putting the applicant, Pilgrim Hall, on the agenda for the next meeting. Chair Keohan agreed to do so.

Keohan said that CPC will see how much money is left for Pilgrim Hall request, and that it will most likely be a borrowing situation. He questioned the removal of the skylight which has historical integrity and whether the project as stated is venturing into maintenance.

Discussion followed about putting money aside for future projects, especially the acreage that Holtec will be selling. Barrett advised the committee on borrowing costs and durations. Keohan suggested that a committee appointed by the Select Board be formed to look at the purchase of this land.

Respectfully Submitted

Susan Ferrari Dwyer

LWV Observer Corps