

## **COMMUNITY PRESERVATION COMMITTEE (CPC) MEETING**

**126 COURT STREET, TOWN HALL, 1820 COURT ROOM**

**THURSDAY, SEPTEMBER 21, 2023      5:30 PM      In Person and Zoom option**

Present In person: Bill Keohan, Chair; Allen Hemberger, Vice Chair; Karen Buechs, at large; Betty Cavacco, at large; Birgitta Keuhn, Planning Board; John Mahoney, Select Board; Russ Shirley, Plymouth Redevelopment Authority. Via Zoom, Randy Parker, Conservation Commission. Absent: Bill Fornaciari, Historic Commission.

There followed a discussion/debate regarding the location of where CPC meetings should be held. Cavacco wanted the meetings held the Freedom Room. Keohan disagreed with using the Freedom Room for two reasons, one it is too small and does not accommodate the public, secondly, the audio and virtual setup functions poorly. Keohan remarked that trying to find a room at Town Hall can take several hours. Previously, the CPC, met at the Center for the Arts, on North Street.

Buechs and Cavacco were upset that the CPC meeting scheduled for last week was moved to this week. Keohan said there were some conflicts. He reminded the committee that CPC has been meeting the second and fourth Thursday of the month routinely for years.

The agenda and the minutes of 7/27/23, 8/3/23, 8/24/23 were approved.

### **PUBLIC COMMENT**

Richard Serkey, Rep. Pct. 2, retired attorney strongly feels that the CPC should hire its own counsel. He shared a comparison of hourly fees: Kathleen O'Donnell, retired counsel of CPC -150/hr., Former Town of Plymouth counsel; Kopelman and Paige – 275/hr., present town counsel, Bergeron- 250/hr. Serkey also voiced his concerns that Cavacco, former chair of the Select Board, is trying to control the CPC in the same manner she conducted the Select Board.

Cavacco reminded Serkey that the CPC voted on July 13, 2023 by a vote of 6 to 4 to use town counsel and hire an administrative assistant. There was a quorum with 6 out of nine members present: Keohan, Hemberger, Cavacco, Buechs and via Zoom, Parker. Absent: Kuehn, Shirley and Tubin. The roll call vote: Yes: Buechs, Cavacco, Mahoney, via Zoom Parker; No: Hemberger and Keohan

Cavacco said she took offense to Mr. Serkey's remarks.

Pat Adelman, Chair of Pct. 12 spoke in opposition of Article 9G – the demolition of cabins at Hedges Pond Recreation area.

### **CPC ADMINISTRATIVE ACITIVITIES**

Chair announced that Thursday, November 9, 2023 will be a presentation on the CPA Coalition at the regularly scheduled CPC meeting.

A discussion followed about changing the wording to Article 9G, Fall Town Meeting:

## **ARTICLE 9G: CPC Recreational – Hedges Pond Demolition**

To see if the Town will vote to appropriate from Fiscal Year 2024 Community Preservation Act estimated revenues, Community Preservation reserves or other available funds the sum of \$157,500 for the demolition of buildings at Hedges Pond Recreational and Preserve off Long Pond Road including all incidental and related costs, to preserve recreation and open space; or take any other action relative thereto.

Shirley made a motion that the \$157,500 should be for demolition of buildings at Hedges Pond except for the Great Hall. Seconded by Kuehn, who said the final wording will be drafted before Town Meeting. Unanimous roll call vote in support.

Stephens Field Update: Park will be closed 9/21 and 9/22 for demolition of the concession stand and 1917 storage wooden building. Two of the several contracts have been signed.

Koehan announced that a schedule of site visits for Article 9A through Article 9F was emailed by Jeanette White, Budget Analyst for the Town, to all town meeting members.

### **Administrative Assistant Article proposed by Town Manger Derick Brendisi**

Guests attending to present and answer questions about administrative help for CPC: Derek Brindisi, Town Manager; Silveo Genao, Director of Human Services and Kate McKay, Town Counsel.

Brindisi emphasized that there would not be a conflict of interest having a town employee in this position if the town were to have an application to the CPC. Article 2 line item has \$25,000 for a position for Committee of Precinct Chairs (COPC) administrative assistant. Keohan reminded the committee that they had voted to use CPC administrative funds for this position. Karen Buechs asked why it would be better to have a town employee versus hiring whomever the CPC wanted. Human Services Director, Silvio Genao said it was more professional to do so. Keohan emphasized that CPC needs to write their own job description for this position. He said the CPC by doing its own work over the last 20 years has saved the town close to a million dollars. Mahoney said that the COPC and the CPC have very different functions and needs. Koehan explained *“ that after Town Meeting passes an article, the town manager is the one who assigns the article to the appropriate department to be executed. Town Meeting action is not required. The appropriate department is assigned the task.”*

Parker asked Keohan how many hours he puts in a week. Parker said he better start training someone to accomplish all he gets done. Parker suggested Keohan write down his hours.

Steve Lydon, Rep. Pct.17 asked Keohan where all the material from the demolition and restoration of the 1820 Court House was located. He said he looked at old DPW barn but couldn't see what was there. He became very agitated and demanded an inventory of everything archived. This public comment had nothing to do with the business of the meeting.

## **OLD BUSINESS/NEW BUSINESS**

### **Government Service Administration GSA/The Gurnet Light**

John Mahoney, Select Board, Derek Brindisi, Town Manager and David Gould, Director of Marine and Environment Affairs toured the site. There is severe erosion near the light house. It was concluded it

would be too expensive for the town to maintain the 7 acres, Lighthouse and Keeper's Cottage. Project Gurnet & Bug Lights Inc. 501© (3) is applying for ownership. The Bug Light's official name is Duxbury Pier. This non-profit organization has preserved and maintained the Bug Light since 1985. In 1999 a lease on the Plymouth lighthouse was granted to Project Bug Light maintain the site, but not to own it.

#### **Chapter 61 (Land) notice from Redbrook off Wareham Road.**

Keohan explained that Redbrook placed the land in Chapter 61 for tax purposes. When Redbrook takes this land out of chapter 61 the town has the right of first refusal to purchase said land. This land would not be appropriate to purchase because it is a part of Redbrook's expansion.

#### **PUBLIC COMMENT**

Robert Zupperoli via Zoom, member of Advisory and Finance Committee complained about the material provided by Keohan for the articles going to Fall Town Meeting. Zupperoli also felt that Article 9B Affordable Housing: Plymouth Housing Authority (Oak Street School Project) was a preservation project wrapped up in an affordable housing project, and it was just too expensive at over \$300,000 per unit.

Karen Buechs then handed each member of the CPC a printed sheet with Zupperoli's speech.

Bill Abbott, Rep. Pct. 16 and Attorney, stated he agreed with Mr. Serkey that the CPC should hire their own counsel. He feels there is a conflict when the town uses their own attorney, especially, if the town is the applicant. Keohan reminded the CPC they can revisit the discussion regarding counsel at the July 13, 2023 when in a vote of 4 to 2 CPC voted to use Town Counsel.

John Mahoney, Select Board and Liaison from S.B. to the CPC got up and stood at the podium. He brought up the 2016 issue of Conservation Restrictions, as he has done at previous meetings. He reminded the Chair, Bill Keohan that about 25 Conservation Restrictions(CRs) that had not been processed by 2016-2017. He accused Keohan of not following up on the CRs. Keohan said that O'Donnell, then CPC counsel had forwarded them to the town attorneys Kopelman & Paige. K & P did not process the CRs. Keohan said he repeatedly requested information from K & P about filing the CRs with no success, which left the town in the situation of being unable to apply for grants. The status of unprocessed CRs was finally completed after invention from David Gould, Director of Marine and Environmental Affairs, and Wildlands Trust.

The meeting adjourned at 7:25 pm.

Respectfully submitted: Ginny Davis and Susan Dwyer, Observer Corps, LWV

For more information:

1. When the minutes of this meeting have been approved, they will be available at [plymouth-ma.gov](http://plymouth-ma.gov) website. Go to Agendas and Minutes, scroll down to and click Community Preservation Committee, look right and click the minutes icon.
- 2.

September 16, 2023

Town Meeting Representative,

The Community Preservation Committee would like to extend an invitation to visit the locations pertaining to the Community Preservation Act Articles and recommendations to the October 21st Fall Town Meeting. See below, the schedule for tour locations, dates and times. Feel free to call 508 789 5012, with any questions

Thank you,

Bill Keohan  
Community Preservation Committee

**Art 9A Housing: Habitat for Humanity \$100,000**  
Open House: 47 Indian Ave Saturday Oct 14th 11:00am to 1:00pm

**Art 9B Housing: Plymouth Housing Authority \$381,525 Oak Street**  
Open House: 10 Oak Street  
Saturday October 7th 1pm to 3pm  
Also feel free to call 617 335 6420 to schedule a time that works for you.

**Art 9C Historical: Old Russell Library Center for the Arts \$443,942**  
Open House: 11 North Street Center for the Arts  
Saturday September 23rd from 10am to 1pm.

**Art 9D Historical: Pilgrim Hall \$3.2 million**  
75 Court Street Pilgrim Hall  
Open Houses: 75 Court Street Pilgrim Hall  
Wednesday September 20th 10:00am to 1:00pm; 5:00pm to 7:00pm  
Tuesday October 3rd 2:00pm to 5:00pm

**Art 9E Open Space: Rocky Pond Rd \$175,000 Bog restoration/water protection**  
Open House: 36 Rear Rocky Pond Road Saturday Oct 7th 10am to 12noon  
36 Rear Rocky Pond Rd is the Gravel driveway between 39 and 45 Rocky Pond Road.  
Call 508 789 5012 with any questions

**Art 9F Open Space: Rocky Hill Road \$1,200,000 Waterfront**  
Open House: 280 Rocky Hill Road Saturday Oct 14th 1pm to 3pm

3.