

COMMUNITY PRESERVATION CCOMMITTEE MEETING

126 Court Street, Town Hall, 1820 Court Room

Thursday, November 30, 2023 6:00 PM

Present: Bill Keohan, Chair; Allen Hemberger, Vice Chair; Karen Buechs, Betty Cavacco, Bill Fornaciari, Historical Commission; John Mahoney, Select Board; Russ Shirley, Plymouth Redevelopment Authority

Keohan made a motion to adopt the agenda which was approved unanimously.

Town Staff: Clerical Staff Administrative Support and Counsel

Town Manager Derek Brindisi spoke to the ongoing concern of hiring a clerical support person for the CPC. Town meeting appropriated \$25,000 for a full-time position to be shared between the CPC and COPC. Brindisi requested a draft job description from the committee. He plans to advertise around 20-30 days and offered that members could sit in on the screening committee. He said he and Bill Keohan had talked in the past about piloting this idea. He would rather not hire current staff to do overtime hours because of union and confidentiality issues.

A discussion ensued that was heated at times. Buechs said that the information provided by the town manager was comprehensive and helpful. Hemberger questioned the scope of the work and whether this person would answer to the CPC. Keohan thought that the idea to hire existing town staff for additional hours would be sufficient and wondered if the legal aspect was being taken out of the hands of the CPC.

Brindisi said that the goal would be a pilot program for the balance of the fiscal year from Jan 1 to June 30. He asked for input as to how many hours they thought they would need. The members were not in agreement on this. Mahoney and Cavacco stressed that things had fallen through the cracks in the past and it was time to think about the future needs of the committee and the town. Buechs said she could understand both sides but advocated for the town manager's plan because the CPC is stuck and needs to think of the future. Keohan defended the actions of the CPC in the past on many points that were brought up in the argument.

Roll Call Vote:

Yes: Buechs, Cavacco, Mahoney, Forniciari

No: Keohan, Hemberger, Shirley

Motion passes 4-3

Lynne Barret, Finance Director, went over the current balances of the four projects that are borrowing articles: Stephens Field, The Spire, Jenney Pond, and Pilgrim Hall. She said borrowing would be based on cash flow needs. Her recommendations for Spring Town Meeting are to use 1 million to pay down Stephens Field debt and to pay down \$733,000 of Pilgrim Hall debt with the money that was allocated but not used for the Foundry project.

Spring Town Meeting 2024 Active Applications Warrant closes on Dec 20th.

Keohan discussed applications that have been coming in for the spring meeting.

David Gould, Marine and Environmental Affairs, spoke about the Black Cat Road and Town Brook projects. Under consideration is the purchase of 93 acres of cranberry bogs on Black Cat Road to improve the water quality of Billington Sea and Town Brook. He said that a state grant is possible for this of up to 90%.

The Town Brook Trail Enhancement project is a request for 3 million to replace the Jenney Pond foot bridge for ADA compliance and to upgrade the trail all the way to Brewster Gardens, including landscaping and lighting. He said logistically this could be split over fiscal years 2025-2026. Mahoney asked if this includes the dredging of the pond. Gould replied that the dredging is another project which would add to the total of 10 million.

Sue Giovanetti, Plymouth Area Coalition for the Homeless(PACH), spoke about the purchase of the former Bartlett building at 54 Industrial Park Road. The organization, which has been in operation since 1984, currently has a 13-unit shelter on Rte. 80 as well as housing at a hotel in Kingston for a total of 109 families. The new building would provide an additional 26 units in an ideal location for public transit, medical offices, and jobs. The PACH has the support of the select board and community groups as well as potential state grants. Total cost is projected to be 6.9 million. PACH is asking for 3 million from the town and has an August 2025 occupancy goal. Keohan added that there is a site visit on Saturday, Dec. 2 at 11 AM.

Dan Gorczyca from Makepeace talked about the affordable housing proposal in the Redbrook community. Makepeace is donating the land and hopes to construct 52 units of subsidized housing with a local preference. They are asking for 4 million and have an estimated cost of \$76,900 per unit.

Keohan briefly discussed an open space acquisition of land on Roxy Cahoon Road with frontage on Great Herring Pond. This is currently being negotiated with the owner, who is asking 1.1 million for the land.

Old Business, New Business: GSA sale of Plymouth Light House "The Gurnet Light"

Mahoney gave a synopsis of this project. David Gould updated the committee, at this point the town is not going to pursue moving the light with the non-profit. The committee discussed whether to reconsider this. Keohan stressed its historic significance.

Post Fall Town Meeting 2023 Article Status

Keohan stated that Articles 9A - 9I are in progress with no new status reports.

David Gould gave an update on Hedges Pond. They will demolish the cabins and try to use a sealant to minimize disposal costs. Work should be completed this winter. Also, the tennis courts have been poured at Stephens Field. They are working on subsurface drainage; so far, the soil conditions are better than expected. Construction will hopefully be done by the end of July.

Buechs complained that the Spire was taking too long. Keohan responded that it should be ready by the spring of 2024. He commended the level of historical detail and the interesting 1800's Queen Ann style color scheme. He said that the regular meetings with the project managers are impressive.

Public Comment

There were several members of the public who left before the comment period. Pat Adelman asked if the Gurnet Light house was open to the public and was told that it was not.

The motion to adjourn was approved.

Respectfully submitted,

Susan Ferrari Dwyer

LWV Observer Corps