

COMMUNITY PRESERVATION COMMITTEE MEETING

December 7, 2023 26 Court Street 1829 Court Room with Zoom option 6 PM

The meeting was called to order by Chair, Bill Keohan. In attendance: Karen Buechs, Betty Cavacco, Bill Fornaciari, Liaison from the Historic Commission; Allen Hemberger, Clerk; John Mahoney, Liaison from the Select Board and Russ Shirley, Liaison from the Plymouth Housing Authority. There was no representation from the Planning Board or the Conservation Commission. Fred Thys from Plymouth Independent news source was in attendance.

Keohan gave a brief explanation of how the applications/articles proceed to Town Meeting if approved by the CPC. For a complete guide, refer to CPC application on the Town Website.

Lynne Barrett, Director of Finance gave a CPC Account Balance Update: Barrett is still working on the budget as the tax levy can change.

Reserved for Community Housing: \$656,831.00

Undesignated Fund Balance: \$1,373,299.64

She explained the debt reduction for the following Town Meeting previously approved CPC projects. These reductions are voted on at the Spring Annual Town Meeting. The three reductions were two Open Space and Recreation (OS/REC) and one Historic (HIST).

Jenney Pond (OS/REC) (1,000,500)

Stephens Field (OS/REC) (1,000,000)

Pilgrim Hall Museum (HIST) (733,201)

For more information about Lynn Barrett's 5-year Budget Projections, see end of report.

Spring Town Meeting 2024: Warrant will close Wednesday, December 20, 2023 at 4 PM

CPC Active Applications for consideration for Spring Town Meeting

Housing: Plymouth Area Coalition for the Homeless with a request for \$3 million from the CPC to build 24 to 27 family shelter units. Located at 54 Industrial Road. The total cost of the project \$6,978,000. The application was presented by Sue Giovanetti, Executive Director of the Coalition. Some advantages of this location for families is there is public transportation, schools and access to jobs. There would be two separate entrances to the renovated building, one for the tenants and one for public access to classes. If CPC funds are approved and State funds are received the building should be ready for occupancy by August of 2025. The building and units will be deed restricted. A motion was made to accept this application for Spring Town Meeting. Roll call vote: Shirley abstained; Hemberger, Buechs, Cavacco, Mahoney, Fornaciari and Keohan voted yes.

Historic: St. Catherine's Park application was received 12/4/23. The application was incomplete so it was not discussed.

Housing: Cranberry Commons at Redbrook with a request for \$4 million from the CPC. The total cost of the project \$25,050,000. The organization requesting funds is The Grantham Group, LLC, Marlborough,

MA. A. D. Makepeace donated 1.01 acres for this project. The proposal is to build 52 senior affordable units. This project will require state funds too. Grantham will also be applying to the Plymouth Housing Trust for \$500,000. Keohan has concerns about using public money funding for this project. Makepeace in 2008 began Redbrook Development and was getting permits and zoning changes. At that time Makepeace made a commitment to build 103 affordable units. To date, they have only built 15 units. There were many residents from the Redbrook Community at the meeting that opposed this project. The concerns were that a playground and trees would be removed and there would be insufficient parking places. Keohan reassured the residents that many of their concerns would be addressed by the Planning Board and Board of Appeals. Roll call vote: 4 – 2. Buechs, Cavacco, Mahoney and Hemberger yes; Keohan and Shirley opposed and Fornaciari abstained.

Housing: Megryco, Inc. is requesting \$960,000 to build 6 affordable units at 134 Court Street, the site of Davis Manor Project. Total units proposed on this site are 34. Currently there are 24 over fifty-five, 6 market-rate apartments, and 4 affordable apartments planned. Megryco will convert the 6 market-rate units to affordable to meet the needs of downtown. A motion passed to accept this application: Roll Call Vote: Keohan, Buechs, Cavacco, Hemberger, Mahoney and Shirley voted yes and Fornaciari abstained.

Open Space: Black Cat Road 111: Location Black Cat Road, 93.03 acres. Owner of the land is Makepeace F/H Acquisition Corp; it was acquired January 2008 from Black Cat Cranberry Corporation. CPA funding is to be determined. The property is subject to Chapter 61 and 61A liens and several other easements. Wildland Trust is the applicant and Scott MacFaden is the contact. This land is located at the headwater of Town Brook. David Gould, Director of Marine and Environment is overseeing this project but he does not negotiate with the owner. Negotiations about the price are still on the table. An appraisal is still needed. If purchased the bogs will be restored to wetlands. Other funding is available from state grants from 50% to 90% reimbursement for restorations of bogs to their natural state. Gould said restoring cranberry bogs to wetlands and natural state benefits the environment, encourages the return of wildlife and rare species and contributes to the health of our waterways, in this instance, Billington Sea, Town Brook and the inner harbor. The vote of the CPC was unanimous.

Recreation: Town Brook Trail Enhancement: Department of Marine and Environmental Affairs is requesting \$3 million CPA funding. The restrictions on the 1.320 acres are: as park land there is Article 97 protection under the state ensuring the land remain as park land and not be developed. The first part of the project will be the footbridge, sidewalk and lighting. The second phase will be pathways along Town Brook with lighting and attention to drainage issues. There was discussion by the committee to perhaps split the amount for the 2 phases. The motion to fund the full \$3 million for the project was passed by a unanimous roll call vote.

Separate motions and unanimous votes were taken by the committee to pay down Stephens Field by \$1,000,000, Jenney Pond by \$1,000,500 and Pilgrim Hall by \$733,201 as recommended by Lynne Barrett, Finance Director.

Keohan announced there would be an update on Stephens Field on Saturday, December 16, 2023. The public was invited to meet at the Overlook on Sandwich Street at 10 AM.

The meeting adjourned at 9:05 PM.

Respectfully submitted: Ginny Davis, LWV, Observer Corps.

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

SOURCES:	Estimate based on a 3% Escalator					
	Fiscal 2025	Fiscal 2026	Fiscal 2027	Fiscal 2028	Fiscal 2029	
Estimated annual CPA Revenues:						
Estimated Tax Revenue	\$ 216,471,360					
CPA Surcharge Rate	1.50%					
Estimated Surcharge for 2024 (Less 3-Year Avg in Abatelements)	\$ 3,236,396	3.00%	\$ 3,333,488	\$ 3,433,493	\$ 3,536,498	\$ 3,642,592
Investment Earnings	\$ 25,000	3.00%	\$ 25,750	\$ 26,523	\$ 27,318	\$ 28,138
State Trust Fund Distribution (Approximately 21% Estimate as of FY2024)	\$ 654,252	3.00%	\$ 673,880	\$ 694,096	\$ 714,919	\$ 736,366
	<u>\$ 3,915,648</u>		<u>\$ 4,033,118</u>	<u>\$ 4,154,111</u>	<u>\$ 4,278,735</u>	<u>\$ 4,407,097</u>
USES:						
<i>To meet the required Percentages (%) from Estimated CPA Revenues:</i>						
Open Space / Recreation	10%	\$ 391,565	\$ 403,312	\$ 415,411	\$ 427,873	\$ 440,710
Historic Resources	10%	\$ 391,565	\$ 403,312	\$ 415,411	\$ 427,873	\$ 440,710
Community Housing	10%	\$ 391,565	\$ 403,312	\$ 415,411	\$ 427,873	\$ 440,710
Total required to be spent, set aside or applied to a pay down		\$ 1,174,694	\$ 1,209,936	\$ 1,246,234	\$ 1,283,621	\$ 1,322,130
<i>Amount available for CPA Administrative costs:</i>						
CPA Operating Budget	4.00%	\$ 156,626	\$ 161,325	\$ 166,164	\$ 171,149	\$ 176,284
Interest Expense on Debt - Can be applied to the required purposes		\$ 113,142	\$ -	\$ -	\$ -	\$ -
Total Budget		\$ 269,768	\$ 161,325	\$ 166,164	\$ 171,149	\$ 176,284
Remaining Revenue to be allocated to paying down the debt below or other projects.		\$ 2,471,186	\$ 2,661,857	\$ 2,741,712	\$ 2,823,964	\$ 2,908,683
Debt Authorized:		Reduction & Other Funding Sources				Balance
Jessie Pond (OSREC)	2,201,000	(1,100,500)				1,100,500
Stephens Field (OSREC)	3,262,846	(1,000,000)				2,262,846
Spire Center (HST)	600,000					600,000
Pilgrims Hall Museum (HST)	3,200,000	(733,201)				2,466,799
	<u>\$9,263,846</u>	<u>(\$2,833,701)</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Remaining Funds	\$2,471,186		\$2,661,857	\$2,741,712	\$2,823,964	\$2,908,683

Lynne A. Barrel
Finance Director
12/11/2023

BUDGET ESTIMATE

Community Preservation Fund - Available Funds				
Fund Balances:	Balances 6/30/2023 - CP2 - Updated at the Fall ATM 2023	Articles	Spring 2024	Balances Remaining
Reserved for Open Space	-			-
Reserved for Community Housing	656,831.00			656,831.00
Reserved for Historic Resources	-			-
Budgeted Reserve				
Unreserved - for any Purpose				
Undesignated Fund Balance	1,373,299.64			1,373,299.64
Grand Total	2,030,130.64		-	2,030,130.64