

Community Preservation Committee (CPC) Meeting

126 Court Street, Town Hall, 1820 Court Room with Zoom option

Thursday, January 25, 2024 6:00 PM

Present: Bill Keohan, Chair; Allen Hemberger, Vice Chair; Karen Buechs, at large; Betty Cavacco, at large; Bill Fornaciari, Historic Commission; John Mahoney, Select Board; Karen Edwards, Conservation Commission (Zoom)

Absent: Russ Shirley, Plymouth Redevelopment Authority; Birgitta Kuehn, Planning Board (disciplinary pending public hearing).

The meeting started with a motion to adopt the agenda as well as approve the minutes of the previous meetings on December 7th and January 11th. Buechs made a motion in favor and it was approved unanimously.

Public Comment was first on the agenda and it should be noted that there were more people than usual from the public in attendance and on Zoom, including a videographer and cameraman and the press. Cavacco asked the videographer and cameraman to identify themselves and they were reluctant to do so. Keohan said that it was an open meeting and thus they were within their rights to be there. He didn't think he could question that. Mahoney pointed out that CPC used to meet at a less populated venue and that they moved to Town Hall for the use of their technology and for more openness and transparency. Fornaciari read the state rules that would apply and concluded that it was allowable to have independent recording as long as it was not disruptive.

Richard Serkey, Town Meeting Precinct 2, was the first to comment. He was notifying the committee that because of some information he had received prior to the meeting which undermined his position he would defer commenting at this time.

Joe Hutchinson, Town Meeting Precinct 17, spoke on behalf of his neighbors at Redbrook about the proposal by Makepeace for 52 units of senior housing on the

Redbrook property. He indicated his distrust of the CPC committee and their process, saying that it was backwards and being rushed.

Katherine Harrelson, associate of Attorney Meg Sheehan, who was present on Zoom, spoke to say that because the Redbrook application was being modified it should require another hearing before the planning board. She stated that Redbrook's owner Makepeace had violated their 2008 special permit agreement.

Buechs reminded Joe Hutchinson that you don't need a full board to take a vote. She said Redbrook residents don't understand how the town is run and are being led down a rabbit hole. They should stop fighting the town over nonsense and come together as a community.

Cavacco said that the senior housing proposal was always dependent on approval by the planning board. She thinks it is being done properly and will be a benefit for seniors. Also, she pointed out the CPC 4-million-dollar allocation is not an additional tax on the taxpayers.

Spring Special Town Meeting: Finance Dept. Recommendations

Keohan explained that Lynn Barrett from the Finance Dept. requested borrowing reduction authorization on three projects, Pilgrim Hall, Stephens Field, and the Spire. Cavacco made a motion to authorize her request and it was passed unanimously.

Spring Town Meeting 2024: Warrant (See attachment for all CPC articles)

Article 16A, Plymouth Area Coalition for the Homeless. This 26-unit facility was approved by the Select Board but has run into questions from the Advisory & Finance Committee (FinCom). There was a discussion as to the credits the Town would receive toward Affordable Housing (AH). At first many thought Plymouth would be able to add 26 to our AH count, but now it appears the project will only count for 1. Mahoney said that the article was boundary pushing. He felt the Town was potentially getting nothing in return for putting us over the AH 10% requirement. Keohan said that it is not a requirement of the applicant to answer an AH count question but it could be added to the next application cycle. He argued that we have a housing crisis and people have a right to shelter, and asked whether checking off a box is the priority. Mahoney asked Keohan if he knew there would

be no credit because there was no lottery and said that he was under the assumption when they voted that all 26 units would count. Hemberger commented that bean counting shouldn't get in the way of helping the greater good. Cavacco countered that they have a fiduciary responsibility, and she was upset that FinCom defeated the Article by a 6-8 vote. She said it looked bad that the matter of affordable housing credit was misleading. They all agreed that something should be put on the agenda to try to avoid this in the future.

Article 16C Housing: 134 Court Street: 6 Units. This is moving forward.

Article 16D Recreation: Town Brook Train Enhancement - This has full support under the auspices of David Gould and there may be more grants available.

Buechs asked for further discussion of Redbrook. Bill K. said they needed to vote on accepting the new map of the lot. Buechs made a motion to approve which was seconded by Cavacco. The roll call vote was unanimous in favor. Buechs asked where they go from here and Keohan said it would proceed to Town Meeting. He said the applicant wants to continue.

Finance Department: Close out of CPA account balances.

These account balances were closed out and will result in approximately \$83,000 back into the CPC general fund.

New Business

Mahoney informed the committee that he was told by Derek Brindisi that they have found someone for the administrative assistant position.

Mahoney also brought up a discussion of the Gurnet Lighthouse. The Duxbury organization, Gurnet and Bug Lights, Inc., is putting forth an application to the CPC for maintenance of the Gurnet Light House. He said they would want to restrict access and he would never support an application that did not include complete access for Plymouth residents.

There followed a discussion on the Simes House, which Cavacco asked to be put on next week's agenda. Keohan said a final decision on that is up to the Town of Plymouth. Mahoney said that the town manager is working with a local non-profit in a last-ditch effort to salvage the project. Cavacco asked whether it could be turned into affordable housing or sold to someone who would do that.

Public Comment

Steve Lydon, Precinct 17 thanked Cavacco and Buechs for educating Joe Hutchinson as to the process for the Redbrook application. He said that Hutchinson is perpetuating misinformation.

Motion to Adjourn: 7:40 PM

Respectfully submitted.

Susan Dwyer and Ginny Davis, Observer Corps

When the minutes of this meeting have been approved, they will be available at plymouth-ma.gov website. Go to the Government tab, click Agendas and Minutes, scroll down to and click Community Preservation Committee, look to the right and click the minutes icon.

Attachment



TOWN OF PLYMOUTH
ACCOUNTING & FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10177

TO: SELECT BOARD
ADVISORY & FINANCE COMMITTEE
TOWN MEETING MEMBERS

FROM: LYNNE A. BARRETT
DEPARTMENT OF FINANCE

SUBJECT: CPC ARTICLES – 16A THRU 16G

DATE: JANUARY 23, 2024

Based on the estimated fiscal 2025 annual Tax Levy for the Town of Plymouth's budget the following is the estimated budget for Community Preservation Revenues. Based on this budget I am recommending the following funding sources for the CPC Articles at the annual town meeting. These funding sources will be used for the motions.

Estimated annual CPA Revenues:	Fiscal 2025
Estimated Tax Revenue	\$ 223,043,603
CPA Surcharge Rate	1.50%
Estimated Surcharge for 2024 (Less 3-Year Avg in Abatements)	\$ 3,333,518
Investment Earnings	\$ 25,000
State Trust Fund Distribution (Approximately 21% Estimate as of FY2024)	\$ 654,252
	\$ 4,012,770

16 A - Housing: Plymouth Area Coalition Family 26 Units \$3,000,000
Authorization to Borrow

16 B - Housing: Redbook: 52 Senior Units \$4,000,000
Authorization to Borrow

16 C - Housing: 134 Court St: 6 Units \$960,000
10% Annual Revenues Required for Housing - \$401,277
Existing Reserve for Housing - \$558,723

16 D Recreation: Town Brook Trail Enhancement \$3,000,000
Authorization to Borrow

16 E Historic: Pilgrim Hall Museum Borrowing Authorization Reduction \$2,466,799
10% Annual Revenues Required for Historic - \$401,277
Remaining Annual Revenues \$2,065,522

16 F Recreation: Stephens Field Borrowing Authorization Reduction \$871,041

10% Annual Revenues Required for Open Space / Recreation - \$401,277
Remaining Annual Revenues - \$469,764

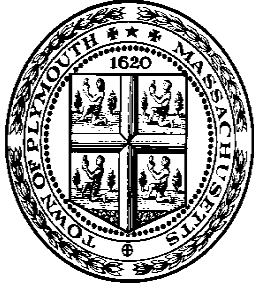
16 G FY25 CPA Account Set up: (Housing, Historical, Open Space & Admin) \$273,653

- - No set asides recommended due to them being applied to appropriate uses.
- - 4% for Administration Budget \$160,511 – from Annual Revenues
- - Annual Debt Service Budget \$113,142 – from Annual Revenues

In summary total article submission funding sources:

Authorization to Borrow	\$10,000,000
Annual Revenues	\$ 4,012,770
Reserve for Housing	<u>\$ 558,723</u>
Grand Total	\$14,571,493

Thank you for your consideration in this matter.



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