

COMMUNITY PRESERVATION COMMITTEE MEETING

February 15, 2024 TOWN HALL 26 Court Street Ropewalk Room 6 PM

In Person and Zoom option

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, Vice Chair; Tim Grandy newly appointed Liaison from the Planning Board; John Mahoney, Liaison from the Select Board.

Absent: Russ Shirley, Liaison from the Plymouth Housing Authority and Karen Edwards, Liaison from the Conservation Commission.

Guests: Lynne Barrett, Director of Finance and Chelsea Westgate, newly hired administrative assistant to the CPC.

Public Comment: Steven Lydon, Pct. 17 Town Meeting Rep. stated he was happy to see Mr. Grandy replacing Birgitta Kuehn. Groans heard from the audience.

Finance Director: Outstanding invoices- Close Out* of CPA account balances. *Close Out means all the activity on the articles has been completed. All monies from the articles closed out goes back to the CPC account from which they came, for example: Housing to Housing, Open Space to Open Space, Historic to Historic.

A discussion followed regarding 18 pages listing 79 CPC articles approved by Town Meeting in Annual and Special Town Meetings from 2007 – 2023, now being considered for close out.

The following articles were included in the close out motion.

2015 Annual Town Meeting: Article 16 C Taylor Avenue Purchase- Site improvement. Available Budget: \$2,697.23. A building was removed, and a parking area created. Money returned to Open Space/Recreational.

2012 Annual Town Meeting: Article 16 B Stained Glass Windows at First Parish Church-Historic. Available Budget: \$4832.06. Project completed under budget. Money returned to Historic.

2020 Spring Town Meeting: Article 9 D Purchase of Land of Morgan Road- Open Space. Available Budget: \$80,000. This land would have connected the Boat Ramp to Wildland Trust Land. The owners sold it to a private owner. Monies will return to Open Space.

2021 Annual Town Meeting: Article 16 E Endowment –Wildland Trusts. Available Budget: 9 cents.

The motion passed unanimously by roll call.

The following articles were considered for close out but will remain open for different reasons; a few are noted below:

2007 Fall Town Meeting: Article 16 D - 10 Alpine Road - Other Expenses. Available Budget: \$49,000.00. This property had been taken by tax title but the title was never cleared, so it could not move forward. At the time Kopelman & Page PC were the Town Council. Keohan will ask McKay,

current Town Council, to investigate why the title was not cleared. The decision was to keep article 16D open.

2011 Spring Town Meeting: Article 16 A-1 Simes House- Historic. Available Budget: \$14,878.91

2011 Spring Town Meeting: Article 16 A-2 Simes House- Site Improvement. Available Budget: \$49.13

2011 Spring Town Meeting: Article 16 A-3 Simes House-Housing. Available Budget: \$7,344.35

2019 Fall Town Meeting: Article 9 F Town of Plymouth Bell- Historic. Available Budget: \$5,150.00. Keohan asked Barrett if there was a place to hold this money for maintenance of the bell, like an endowment fund. Barrett said one cannot use CPC funds for an endowment fund. Grandy asked if the bell is still rung. Yes, Keohan programs the automatic bell. Every time the power goes down, it requires reprogramming. Grandy asked how many people know how to program the bell. Keohan said he is the only one, but there are instructions on the keypad. The bell rings at 9 am, noon, 5 pm and 9 pm daily, which represent: the start of the workday, lunch, end of workday and curfew. The article will be held open until a decision is made of where to put the funds for bell maintenance.

Barrett presented invoices that needed the signatures of all CPC members. The invoices were for the professional engineering firm Flaherty & Stefani, Inc. Their services were required for surveying the Boy Scout Land purchased. Keohan explained that expediency is required when there are conservation restrictions involved. Cavacco asked why town engineers were not used. Keohan said the town Engineering Department is always approached to see if they have time to do the job. If not, then a private firm is contracted. Grandy inquired if three bids are required. Barrett replied that engineering is exempt from this rule.

Invoice for Staples for \$52.45: Keohan purchased binders for presentation material for Select Board and Advisory and Finance.

There was a unanimous roll call vote to pay all invoices.

Spring Special Town Meeting 2024 Articles - CPC Presentation to the Select Board Feb. 13th & Advisory and Finance Feb. 14th (recommendations from Lynne Barrett).

Spring SpecialTown Meeting 2024: Warrant

8 A Pilgrim Hall: Borrowing Authorization Reduction: \$733,201.00

8 B Stephen Field: Borrowing Authorization Reduction: \$562,846.00

8 C The Spire Center: Borrowing Authorization Reduction: \$500,000.00

No Action.

Old Business - New Business: CPA Applications

Open Space: Roxy Cahoon Rd./ Commasaconknut (Com-masa-con-k-nut). The appraisal has been done. It is a parcel of 10 acres near Great Herring Pond.

Open Space: Black Cat Road. Makepeace still has not made any decisions.

Recreation: Saint Catherine's Park. The application has been submitted but it seems the foundation has run out of funds to maintain the park and is requesting funds from the town for maintaining it. Many questions remain regarding this application.

Historical: GSA Sale of the Plymouth Light House "The Gurnet Light". The non-profit that will own the property wants CPA funds for maintenance, however CPC has no interest to support this application.

Post Fall Town Meeting Article Status: 2023

Article 9 E Open Space off Rocky Pond Road/Grassy Pond (Closed Preparing Conservation Restriction)

Article 9F Open Space off Rocky Hill Road (Closed Preparing Conservation Restriction)

Article 9 G Recreational: Hedges Pond Building Demolition (David Gould report).

Note: David Gould, Director Department of Energy and Environment, sent a Hedges Pond Update to Westgate, administrative assistant, but did not cc Keohan the Chair of the CPC. Gould is designing fencing for Rocky Pond/ Kapell Pinnacle Preserve and Rocky Hill Road Property. The signage was shared with the committee and approved. Included was also signage for the Dixon Preserve off Old Sandwich Road.

Keohan presented 2 invoices from Gould:

Rocky Hill Road Preserve: Fencing, gate and parking: \$2,700.00

Rocky Pond/Kapell Pinnacle Preserve: Parking, gate and fencing: \$3,025.00

There was a unanimous roll call to approve these invoices.

Cavacco brought up her concerns about the cancellation of meetings if the Chair cannot attend. She insisted that the Vice Chair should conduct the meeting. Keohan agreed with Cavacco. Hemberger, Vice Chair, said he was willing to do so. She also questioned if CPC needs to meet two times a month? Mahoney felt there was no need to meet if no pressing business. The committee agreed to keep the two times a month schedule for now.

The meeting was adjourned.

Respectfully submitted: Ginny Davis and Susan Dwyer, Observer Corps

When 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.

See Attachment below for Articles submitted by the CPC for approval by April Town Meeting.



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
	<u>\$ 4,012,770</u>

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	\$ 558,723
Grand Total	\$14,571,493

Thank you for your consideration in this matter.