

COMMUNITY PRESERVATION COMMITTEE MEETING

March 28, 2024, TOWN HALL 26 Court St. Ropewalk Room 5PM

In person and via Zoom

The meeting was held at 5 PM because Presentation Night for Town Meeting was being held at 6 PM in the Great Hall. The earlier time would allow Bill Keohan, Chair of the CPC, to attend and present the CPC articles. The meeting was called to order by Keohan at 5 PM. In attendance: Allen Hemberger, Vice Chair; Karen Buechs; Tim Grandy, Liaison from the Planning Board; John Mahoney, Liaison from the Select Board; arriving later Bill Fornaciari, Liaison from the Historic Commission. In attendance via Zoom: Betty Cavacco; and Karen Edwards, Liaison from the Conservation Commission. Absent was Russ Shirley, Liaison from the Plymouth Redevelopment Authority. Present, Chelsea Westgate, Coordinator for the CPC; Fred Thys, Plymouth Independent Reporter; and Lynne Barrett, Director of Finance for the Town of Plymouth.

Public Comment

Al DiNardo (Zoom), Vice Chair, Precinct 17, and a resident of Redbrook who spoke in favor of Article 16 C, Housing, a 62 Senior Units to be built by Grantham LLC. DiNardo explained that at a residents meeting with Makepeace, Makepeace said they would construct a 100-apartment building if Article 16 A does not pass at Town Meeting. He thanked the CPC for the 106 projects they have accomplished over the past twenty years.

Keohan announced that The Spire will be holding a Grand Opening celebrating the renovations of the exterior for the public on Saturday, April 13, 2024.

Special Spring Town Meeting - Information

Town Meeting will vote on the borrowing authorization reduction for articles 8 A Pilgrim Hall, 8 B Stephens Field and 8 C The Spire. Please refer to the Observer Corps report of February 15, 2024 or Town Meeting material for the dollar amounts.

Annual Town Meeting - Discussion of CPA Articles

Keohan reported that Sue Giovanetti, Chief Executive Officer of the Plymouth Area Coalition has been attending caucuses to discuss and answer questions on Article 16 A, Housing, Plymouth Area Coalition Family 26 Units at 54 Industrial Road. Alan Zanotti, board member of the Industrial Park and co-owner of an office building at 64 Plymouth Industrial Park Road has also been attending caucuses and explaining his opposition to the proposed project. Keohan explained that the Dover Amendment* allows the use as a shelter as long as there is a strong educational component. Keohan reminded the committee that this housing project of 26 family units will not be counted for subsidized housing inventory (SHI)**.

Grandy asked how long does the housing restriction stay in place. Keohan said it is for 30 years and can then be renewed. Grandy asked what would happen if the Coalition sold it. The building would revert to the town to be sold only for affordable housing. Keohan used the example of the Ryder House***, owned by the Fragment Society.

**Dover Amendment, Mass. General Law (MGL) Chapter 40H, Section 3, briefly: the Dover Amendment makes it easier to build facilities that would be considered inappropriate – the actual use of a particular facility must have education as the primary or dominant purpose to qualify for Dover protection*

*** (SHI) Subsidized Housing Inventory. Executive Office of Housing and Livable Communities (EOHLC) has a formula that calculates the SHI.*

**** The Ryder House at the end of High Street was used as a home for elderly women. It was like assisted living but had only 6 residents with staff. When the Fragment Society could no longer manage it, the building reverted to the town and was converted into affordable apartments still managed by the Housing Authority.*

16 B Housing, 134 Court Street, 6 units, Rick Vayo/Megryco, Inc. developer of Davis Manor project. This article will buy down 6 affordable housing units. SHI count will be for the entire 40 units at this site.

16 C Housing, Redbrook. Grantham Group LLC. and Dan Gorczyca, Vice President of A.D. Makepeace Company have been attending caucuses and presenting their project for 62 affordable units for people over 62 years of age. SHI count is 62 units.

Article 16 D, Recreation, Town Brook Trail Enhancement. Barrett said the project is starting with a small engineering contract now. Keohan explained this project is the culmination of 24 years of work by David Gould, Director of Energy and Environment. For description of these articles, refer to previous Observer Corps reports or the material available for Town Meeting.

Keohan gave each of the CPC members a copy of the CPA booklet prepared for town meeting members which includes all the applications and background information on all the CPA articles in the Special and Annual Spring Town Meeting to be held April 6, 2024. Keohan reviewed the book with the committee describing the different sections. Barrett reviewed the financial CPA information on pages 119 -123. Keohan complimented and thanked Barrett and the Finance Department for all their work preparing the financial component of CPA report.

Old Business/New Business - CPA Applications

Open Space - Roxy Cahoon Road/Commassacomknut The owner has had an appraisal done and is still working on an agreement of sale for this approximately 10 acres by Great Herring Pond.

Open Space - Black Cat Road This application is on hold for now. Gould is overseeing this project and will be responsible for getting this application completed.

Recreation- Saint Catherine's Park There is no parking for this park. The Simes House had accepted it for a 99-year lease. Westgate and Town Council will review the deed/title. The lease expired 5 years ago. The park is restricted to open space and cannot be developed or used for parking. The committee agreed not to pursue this application. Keohan plans to compose a letter to the applicant explaining that since there are no development rights, the CPC has no interest in this application. Westgate, Coordinator for CPC, will have Town Counsel review the letter. The letter will again be reviewed by CPC before being sent.

Historical- GSA Sale of the Plymouth Light House This application to the CPC is from a unnamed nonprofit requesting funds for maintenance and restoration of the Gurnet Light. The Plymouth Public does not have access to this area now, nor would they in the future. There was no interest in this application. Cavacco noted there is extreme erosion on the bluff located beside the lighthouse.

Finance Department- Status of Outstanding Invoices Post 2023 Fall Town Meeting Articles

1. Walsh Steel and Iron Works: \$5,600 for the gate at Rocky Hill Road Open Space site. Article passed Fall 2023
2. New England Printing and Graphics: \$70.00 Town Meeting material.
3. Habitat for Humanity, Indian Path project: \$60,000. Article passed Fall 2023
4. Pilgrim Fence: \$5,925 for fencing at Rocky Pond Open Space. Article passed Fall 2023.
5. Power Horn Press: \$3,694.70 for the CPA booklets prepared for town meeting members.
6. Postage: \$1,843.56 for mailing of the booklets to Town Meeting Members.
7. Clocksmith, Ross A. Hochstrasser Clock Service: First site visit fee is \$250 for appraisal on repairs for the Howard Clock in the 1820 Court Room. (Note: Second site visit is on April 2, 2024; the clocksmith will appraise a clock donated to the town by Malcolm MacGregor. The clock was rescued from the headquarters of Cordage Company around 1978., when the Cordage Company closed. The clock eventually will be hung in the Great Hall at Town Hall. This project has been approved by the Select Board and Town Manager. The clocksmith will also be meeting with the town electrician and facility manager on April 2.
8. Appraisal of Black Cat/Watercourse land: \$5,500.
9. 10 Oak Street School Project: \$133,534.
10. Center for the Arts: \$74,500.

The form containing all these invoices was sent around to be signed after a motion by roll call had passed unanimously. The first three invoices were voted on separately. Koehan asked if the committee would want to vote on the remaining invoices as a group. They agreed. Karen Edwards attending via Zoom inquired if she needed to stop by in person to sign. Koehan said it was not necessary as there was a quorum to sign.

The minutes of January 25, 2024 were approved by roll call with one correction of the spelling of Fornaciari's name. One abstention by Grandy. The Minutes of February 15, 2024, were approved unanimously by roll call vote.

Grandy asked the CPC to come up with the ratio of open space under conservation that the Town of Plymouth as compared to the other 361 towns in Massachusetts. Keohan said that the Open Space Committee and Patrick Farah, town support, are working on this. Karen Edwards said that the Mass. Conservation Commission may have data. Grandy also wanted to know how much the CPA has spent on open space.

Keohan announced there were two open houses for Article 16 A and 16 C for citizens and town meeting members on Saturday, March 30, 2024

Article 16 A, Coalition for the Homeless, 26 units- 54 Industrial Road from 10 to 11.

Article 16 C Redbrook, 62 senior affordable units-: Redbrook from 11:30 to 1:30. Mahoney was concerned that the deadline for CPA applications should be earlier than July since the Fall Town warrant closes August 11, 2024. Both Mahoney and Keohan felt the CPA applications for the Fall Town Meeting should be submitted by June 11, 2024. Keohan emphasized that this gives the committee time to meet with applicants and improve their applications if necessary. All committee members agreed with this suggestion. Koehan said the CPA application needed to be edited to reflect this change. Buechs asked Mahoney if there was any news on the Simes House. Mahoney said there was nothing to report other

than a local non-profit, the Plymouth Antiquarian Society, was interested. If they did decide to go forward another RF would have to go out. The meeting was adjourned by unanimous roll call vote to adjourn at 6:28 P.M.

Respectfully submitted: Ginny Davis, LWV Observer Corps

