



Approved: 1/13/16

Town of Hingham Community Preservation Committee

Committee Minutes from January 6, 2016 / South Central 2nd floor
7th meeting of the season

MEETING CONVENED:

Bob Curley called to order at 7:05 pm. Also in attendance from CPC were Vicki Donlan, Paul Gannon, Tony Kiernan, Scott McIsaac, Kathleen Peters, Carol Pyles, Gary Tondorf-Dick and Jim Watson. AdCom liaisons in attendance: Lucy Hancock, Tom Belyea and Victor Baltera. CPC Office: Roger Fernandes

OPENING REMARKS:

Chair Curley address the public, announces that the meeting is being recorded live from HCAM. He summarized for the public viewers what has taken place to date with the CPC application process:

This process began with proponents submitting a preliminary application in September, CPC Project Managers were assigned to each project, final applications were submitted in early October followed by site visits with the Proponents, Proponents were given an opportunity to present their projects in November bringing us now to their second opportunity to discuss their project with the committee.

CPC will vote on January 13th on which projects they recommend for annual town meeting warrant. The recommendations will be presented and reviewed by Advisory Committee and Board of Selectmen scheduled for January 21st. The final step will include the recommended projects in the town warrant that will be voted on by town members on April 26, 2016.

APPROVAL OF MINUTES:

On the motion of Kathleen Peters second by Vicki Donlan notes were approved. The committee members unanimously approved the public session minutes of December 8, 2015.

PRESENTATIONS FROM PROPONENTS:

Presentations began at 7:10 pm beginning with:

CPC Administration Fund: \$50,000 / REVISED: \$45,000

Chair Bob Curley discussed the budget for the CPA Administration Fund; he reviewed a handout (which is on file). The Act allows a total of 5% of CPA budget to be used for this fund; currently 3.7% is what Bob recommended bringing his revised request to \$45K.

Preserve Maps for \$ 1,275 & Preserve Town Monuments & Markers for \$35K: Request: \$36,275 / REVISED: \$41,386.55

Andrea Young Administrator for Historical Commission and Historic District Commission presented on behalf of Historical Commission. Kathleen Peters is the Project Manager on this request. Kathleen reported that a few questions came up and Andrea will address any outstanding concerns with this project. Andrea went over additional cost that they would incur with this work (\$4,500 reset 3 mile makers and police details \$611.55 = \$5,111.55) bringing their new revised request number to \$41,386.55. Kathleen Peters added preserving history is a core value of the act; some of these monuments go back to the 1750's and good stewardship would be to take care of them. (list of project request is on file)

8:25 pm Trail Improvement Project: \$19,962

The new Conservation Officer, Loni Fournier introduced herself to the committee before presenting. She reported nothing has changed since the last presentation and summarized the trails improvement program to date. The Conservation Department will pay \$5,000 towards the project. Part of this new request is to install kiosks to assist people that are using the trails. They would include historic information, emergency numbers, directions on how to return to location and interpret information. Project Manager Vicki Donlan added that last year CPC funded the consultants, BSC, to complete an entire trails assessment. We have many volunteers from high school students, boy scouts, girls scouts and towns people that have expressed an interest in assisting with this project. Loni added a long-term goal would include adding a website.

After Loni completed her presentation, Chair Bob Curley reviewed a Superior Courts decision regarding a trail plan project in Norwell. Information was provided by Coalition – document is on file in CPC office.

8:40pm Second Parish Church: \$100K / REVISED \$85,000

Lisa Shetty, Property Manager of Second Parish Church presented. Lisa handed out a sketch of Plan A and a new option Plan B. Plan B consist of a ramp along the side of the building (sketch is on file). Architect Gene Raymond presented as well. Budget update: total cost \$175K, they have raised/committed balance of \$95K and the fundraising is on-going. The revised request from CPC is \$85K. Second Parish is scheduled to attend the Automatic Sprinkler Appeals Board on January 13th. Chair Curley reminded them that any unused portion of the \$85K request should be returned to CPC general fund.

8:15 pm HAHT Selectmen's Parcel: \$25K

Tim White, Chair of Hingham Affordable Housing Trust, presented. Recapped for public what the Selectmen's Parcel consists of: over 10 acres of land, the town has set aside for affordable housing. We have hired a consultant to assist with what direction we are going with this. This request will assist with putting it out to bid to move forward with this project. Kathleen Peters asked about the budget to date and asked if this request could wait a year; after hesitation Tim White said yes, but having the funds readily available will assist with the project moving forward.

8:00 pm HAHT Opportunity Funding: \$100K

Tim White, Chair of Hingham Affordable Housing Trust, presented. Because of this fund, we had the opportunity to purchase another home for \$282,500 (2 bedrooms home on Nokomis Street). Once they complete the necessary paperwork with DHDC (Department of Housing and Community Development) and the state approves this unit for affordable housing, it will be added into the town's inventory.

Donna Smallwood 32 Brewster Road/Advisory Committee member asked Tim in an ideal world, what he would like to see in the Opportunity funding. "It is hard to say", Tim explained that they do have access to other funds; the CPA portion is just another avenue to be able to do their work. Tim recapped that the Town's position on affordable housing has been matched at 10%; however, DHCD states we need and additional 300 more units. The bottom line, HAHT is interested in creating affordable housing for the Town.

8:25 pm Whiting Street Restoration: \$60K

Tim White, Chair of Hingham Affordable Housing Trust, presented. This home and property was gifted to town. They had a professional contractor give an estimate of \$60K to renovate and get the home ready for sale. The added bonus to this property would be Habitat for Humanity building a second home on this lot that would also be included in the Town's affordable housing inventory. HAHT are currently meeting with Habitat for Humanity. Bob Curley asked about the timeline in getting it ready for the market. Tim stated the work would be done shortly after town meeting, ready for resale in fall 2016. Kathleen Peters asked if it would make more sense to tear down and build new home that is more fuel efficiently, etc. Tim stated at this time his proposal was the best option for HAHT.

CLOSING

At 8:35pm, Bob Curley stated that in addition to the projects presenting tomorrow night, the committee will have a brief discussion regarding the Heritage Museum project. He also reminded the committee that Carol Costello will be sending each of then a voting exercise spreadsheet that will assist them in the allocations. This exercise would be sent to Carol only in preparation for January 13th official voting.

8:50 pm Vicki Donlan, 2nd by Paul Gannon, made the motion to adjourn. The committee voted unanimously.

LIST OF DOCUMENTS USED AT THIS MEETING

1. Agenda for CPC Meeting of Jan 6, 2016
2. Meeting notes from Dec 8, 2015 to be approved
3. Recap of project request and amounts
4. CPC Admin account recap
5. Coalition news: Court Decision on sidewalks in Norwell

Respectfully Submitted by Carol Costello

NEXT MEETINGS:

Jan 7, 2016 second half Proponents Present
Jan 13 VOTE
Jan 21 CPC Presents to AdCom/BOS