



Town of Hingham Community Preservation Committee

Committee Minutes from February 10, 2016 / Central South 2nd floor
10th meeting of the season

MEETING CONVENED:

Bob Curley called the meeting to order at 7:05 pm. Also in attendance from CPC were Tony Kiernan, Scott McIsaac, Kathleen Peters, Carol Pyles, and Jim Watson arrived at 7:15pm. Unable to attend: Paul Gannon (*attending Selectmen's meeting*), Vicki Donlan and Gary Tondorf-Dick. AdCom liaisons in attendance: Donna Smallwood and Tom Belyea

APPROVAL OF MINUTES:

On the motion of Scott McIsaac, second by Carol Pyles, the January 13, 2016 minutes were approved. The committee members unanimously approved.

PROJECT UPDATES:

Chair Bob Curley updated committee on the results from Advisory Committee meeting reviewing CPC warrant article that was held on Feb 9th. Bob Curley and Carol Pyles attended, and they reported the following discussion that took place:

- No comment on Admin fund
- Housing article questions on seeking education on how HAHT acquires properties and makes them affordable, etc. Concerns about the concentration on affordable units in the Beal Street area. They were glad to see the affordable housing project on Whiting Street property. HHA Feasibility study favorable received.
- Hingham Community Center discussion was that they were concerned with HCC contributing 40% of the project total. The rationale was once they start pulling off the boards, the price for the job will be much higher and HCC will be prepared to cover the additional cost.
- Lehner property, Chair Curley suggested to add a comment to this warrant article with respect to the Lehner property, the Town should understand that \$500k is only a part (maybe 10%) of what the ultimate purchase price would be; the comment might be more explicit. I think you may also be aware that a separate Article is contemplated for the Town to make a decision on whether or not to purchase.
- Discussion on Lehner property, suggested adding one comment to draft comments that \$500K was only going to be a small percentage of actual acquisition cost. There are many positive attributes of the property to purchase it.
- Kress field playground no opposition.
- Whitney Wharf Bridge lighting request; in general the lighting is appropriate for security purposes.
- Trails Plan, no significant issues.
- Maritime Center was also presented to Advisory with Roger Fernandes and Trustees of Bathing Beach. Advisory received plenty of information on this project. Bob Curley announced we received word today that \$700K of state funds that will be facilitated by CPC recommending the required \$150K matched.
- Second Parish ADA compliance, no issues.

Bob also stated that at this time there are no known projects that will be requesting funds next year; however, the Heritage Museum is something that will be carried over for the next few years until debt is paid off.

The committee voted unanimously on the Lehner property; should the opportunity become available to purchase the Lehner property, members of CPC would likely put this as their #1 priority next year to place a substantial amount of funds towards this acquisition. With respect to the payments due to the Heritage Museum, it is the sense of this committee that it would be desirable to pay down this debt in the next couple of years. (*CPC's agreement is to place \$110K aside each year until debt is paid off; however, this committee would like to add potentially another \$100K towards the payments moving forward to pay off more quickly.*)

CPA By-Law

Bob Curley reviewed the proposed By Law change for CPA, which was included in the meeting folders. In the opinion of Town Council John Coughlin, he came to the same results that the CPA Task Force proposed but by a different rationale.

VOTE: Kathleen made a motion to accept the proposed wording for the CPA by law article that would be presented at Annual Town Meeting 2016; 2nd by Jim Watson - all in favor. (Attached is the warrant article that will be submitted at ATM2016)

7:45 pm Kathleen Peters made a motion to adjourn, 2nd by Scott McIsaac. All in favor

LIST OF DOCUMENTS USED AT THIS MEETING

1. Agenda for CPC Meeting of Feb 10, 2016
2. Minutes for Jan 13th meetings
3. CPC Warrant Articles ATM2016
4. Legal Counsel letter on Town Bylaw for CPC
5. Presentation to BOS for Feb 11

NEXT MEETINGS:

- Feb 11th – BOS meeting
- April 6th – CPC meeting
- April 25th – ATM
- May 18th – CPC meeting
- June 15th – Final CPC meeting

Respectfully Submitted by Carol Costello

Amend CPC Composition

ARTICLE CC. Will the Town amend Article 38 of the Hingham By-Laws by deleting paragraph Section 1 thereof, and inserting in its place

Section 1. Establishment

In accordance with M.G.L. Chapter 44B, known as the Community Preservation Act, there is hereby established a Community Preservation Committee ("the Committee") consisting of nine members. The term of office of each member of the Committee shall be three years. In case of a vacancy, the designating or appointing authority for that seat shall designate or appoint a new member to fill the remainder of the unexpired term. The composition of the Committee and the methods of appointment of the members of the Committee shall be as follows:

One (1) member of the Conservation Commission as designated by that Commission;
One (1) member of the Historical Commission as designated by that Commission;
One (1) member of the Planning Board as designated by that Board;
One (1) member of the Housing Authority as designated by that Authority;
One (1) member of the Recreation Commission as designated by that Commission;
Two (2) members to be appointed by the Selectmen; and
Two (2) members to be appointed by the Moderator.

So that, as amended, Article 38 shall read as follows:

ARTICLE 38 - Community Preservation Committee

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One (1) member of the Housing Authority as designated by that Authority;
One (1) member of the Recreation Commission as designated by that Commission;
Two (2) members to be appointed by the Selectmen; and
Two (2) members to be appointed by the Moderator.

Section 2. Amendments

This Article 38 may be amended from time to time by a majority vote of Town Meeting, provided that no such amendment may cause this Article to conflict with the Community Preservation Act.

Section 3. Severability

In case any section, paragraph or other part of this Article shall be for any reason declared invalid or unconstitutional by any court of competent jurisdiction, every other section, paragraph and part hereof shall continue in full force and effect.

Section 4. Effective Date

This Article shall take effect immediately upon approval of the Attorney General of the Commonwealth and proper posting by the Town Clerk in accordance with Section 32. Each of the appointing authorities designated in Section 1 shall have thirty (30) days after such approval to make their initial appointments. Should any such appointing authority other than the Board of Selectmen fail to make its initial appointment within such time, the Board of Selectmen shall make such appointment. Should the Board of Selectmen fail to make any of its initial appointments within such time, the Moderator shall make such appointments.

Or act on anything relating thereto?
(Inserted by the Board of Selectmen)