



# Community Preservation Committee

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January 6, 2021

7:00 pm

**Present:** Larry Lindner, Chair of the Community Preservation Committee; Charlie Byrne, Vice Chair; Vicki Donlan, Kirsten Moore, Bill Harrington, Judy Sneath, Kevin Burke, and Megan Buhr.

**Call to order:** Larry called the meeting to order at 7:01 pm

Larry read the order issued by Governor Baker dated March 12, 2020 regarding regulations for Open Meeting Law via zoom.

## **Approval of Minutes**

The meeting minutes of November 18, 2020 were discussed and Vicki made a motion to approve with edits; Judy seconded the motion and the minutes were approved unanimously.

A discussion of the December 9, 2020 meeting minutes took place and a motion was made by Judy to approve with edits; seconded by Vicki.

## **VOTE:**

Larry: Yes

Bill: Yes

Charlie: Yes

Megan: Yes

Judy: Yes

Kevin: Yes

Vicki: Yes

Kirsten: abstained as she was not present at the meeting.

Larry announced that each applicant would have 10 minutes to present, and then discussion would be open to CPC members for questions and comments. After that audience members would be able to ask questions requesting clarification on a project proposal.

## **Final presentation by applicants:**

### **Dock House Museum/Pavilion and Restroom:**

Claudia Eaton, presented for the Bare Cove Park Committee and began by stating that the committee has voted to spend \$50,000 on the Dock House museum portion of the project; the funds would come from the new Cove Apartments. She addressed operations by stating that the museum would be open spring, summer and fall on the 2<sup>nd</sup> and 4<sup>th</sup> Sunday of the month from 10 a.m. to 1 p.m. weather permitting and staffed by the Bare Cove Park Ranger. The ranger would also care for the maintenance of the museum, pavilion and restroom. The funds

being requested would renovate the museum and preserve its artifacts and create a pavilion that will provide the necessary ecological energy necessary for the building. It currently runs on a generator. [The pavilion and attached restroom would be for Bare Cove visitors.](#) The Town engineer, JR Frey, completed the feasibility of the best method of energy for the building. Solar energy, geo thermal and the digging of a well on the property would be required for utilities. Quotes were provided by three architects, and CPC members have them in their packets. Costs: Dock House Museum \$375,100 - \$50,000 provided by Bare Cove – request to the Town, \$325,100.

Recreation/Pavilion with \$204,000, and bathroom for \$67,800.

The costs include a 7% fee for a project manager, which Vicki suggested could be provided by the town engineer since this is a town project. That issue will be resolved before the vote. Kevin asked what the priority of the Bare Cove committee is for this multi-pronged project and Claudia responded that the committee designed this project all with the Dock House Museum as the priority. The pavilion would be a 1,200-square-foot with attached restroom. Megan asked about ongoing maintenance for the project and Claudia answered that fundraising would continue at the park with road races, etc., and that family outings, weddings etc. would also bring in needed funds.

### **Restoration of Military and Historical Memorials:**

Andrea Young presented the proposal for the Hingham Historical Commission and Keith Jermyn of the Veterans Affairs office. She reiterated that the request is \$15,000, although she also has a quote for \$6,100. The plan is to use the new procurement officer after Town funding to get three quotes for the project via an RFP, with high standards of credentials in work on historic monuments. Larry discussed the credentials and qualifications of the provider of the \$6,100 quote and stated that funding under \$10,000 would not require an RFP. Kevin said going with the lower quote would automatically cancel the quote Andrea presented. Andrea read a statement from Keith Jermyn stating the time is now, if not before, that the town care for these monuments:

[“Discussion for consideration of this project should not be centered around will we do it, but why haven’t we done it already.](#)

[Keep historic Hingham historic, by preserving the past for future generations to see and understand.”](#)

### **Hingham Affordable Housing Trust Opportunity Fund:**

Amy Farrell presented and provided a current financial picture of the Trust. The Trust currently has \$340,000 in resources, which includes the \$272,000 awarded from CPC in 2020. The general fund and opportunity funds are kept separate in the Trust’s ledger, as is necessary for the bookkeeping work they keep. With claims on current resources, the balance at the end of 2021 could be \$234,000. They are asking for \$700,000, which will give them \$934,000, providing an opportunity to build a 2,500 square foot 3-bedroom home on Cushing Street and leaving about \$550,000 available for another purchase. They are also looking at potential land purchases. Amy shared many potential opportunities in their scope. Larry as liaison asked whether, once properties are sold or leased, funds would go back into the Trust. Amy said yes. Charlie asked

Amy to expand on priorities and Amy stated that it all depends on which projects come to fruition. Tim White, chair of HAHT, stated that generally it is a two- year process to get a property ready for sale or rent as they also have to go to the State. He also stated that no purchase can be made without approval from the Board of Selectmen.

**Hingham Harbor Inner Harbor:**

Bill Reardon presented by introducing himself and Alan Perrault and explained that the current master plan for the harbor is 13 years old. They are requesting \$75,000: \$60,000 for a landscape plan and \$15,000 for an activity suggestion plan. They are looking for a roadmap for the next 10 years and an opportunity to complement the money that has been spent on the area over the years. He stated that this plan will supplement the new Master Plan just completed, the MAPC plan now going on and the Rte. 3A plan which the state is undertaking in a few years. It will also benefit the new boat ramp that the state will build. Bill spoke with the original plan consultant and was told that his quote was based on what economies have doing since the original plan was completed for around \$65,000. Alan then spoke to the RFP process, stressing the importance for a roadmap going forward for new members on these committees and townspeople to see the future potential. Judy asked what it will cost to implement the plan? Alan answered that there had once been a blue plan that was in the millions because of the scope of hardscapes (structures and boardwalks) and softscapes (plantings). Judy also asked about the \$15,000 activity plan and which plan has priority. Alan answered the entire master plan.

Larry thanked all the presenters and said he will get the vote sheet out to all CPC members ASAP.

Vicki made a motion to adjourn. Charlie seconded.

**Vote: Unanimous.**

Meeting adjourned: 8:34 pm