



## Community Preservation Committee Meeting Minutes

**Date:** October 19, 2022      **Place:** Hybrid Meeting (Town Hall/South Hearing Room, and via zoom)

**In attendance:** Megan Buhr, Rita DaSilva, Elizabeth Dings (remote), Vicki Donlan, Laurie Freeman, David Gossage (remote), Kirsten Moore, Julie Strehle.

Chair Julie Strehle called the meeting to order at 7:05 PM and read the following statement: This meeting is being offered remotely as an alternate means of public access pursuant to Chapter 107 of the Acts of 2022 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording.

Julie Strehle introduced CPC members attending in person and remotely, including new member Elizabeth Dings, who is an appointment by the Historical Commission.

### **Approval of Minutes**

Meeting minutes for September 20, 2022, were approved by roll call vote, 6-2-0 (David Gossage and Elizabeth Dings abstained because they were absent from the meeting).

### **Vote to allow consideration of application**

One application, 111 Ward Street Barn Restoration, was submitted shortly after the 5:00 PM deadline on October 11th. The committee voted to allow consideration of this late final application by roll call vote, 7-0 (David Gossage had not yet joined the meeting).

### **Community Preservation Act Discussion with Town Counsel**

John Coughlin, Town Counsel, made a presentation to review the Community Preservation Act statute, criteria for applicability of projects under the CPA statute, and the role of the Community Preservation Committee.

### **Review of Final Applications**

The committee discussed each final application, starting with the group of applications which had questions about their eligibility.

Hingham Public Library Newspapers on Microfilm - The Historical Commission voted to endorse this application, so the committee voted to move this application forward in the process, by roll call vote 8-0.

Hingham Housing Authority - 3 applications at Thaxter Park Elderly Housing (Fire Door Hold System, Family Unit Preservation, Common Area Flooring). Since this property was not purchased using CPA funds, any CPA funds that could be granted can only fall under the

“preservation” category. The committee discussed the Fire Door Hold-Open System, which could help preserve the housing development in the event of a fire, and voted by roll call 8-0 to move this application forward. The application lacks the requested three quotes, but after a discussion it was determined that the Housing Authority’s own maintenance people would complete this work. The committee discussed the Family Unit Preservation and Common Area Flooring applications, and determined that these repairs fell under maintenance, not preservation, and voted by roll call vote 8-0 to reject both applications.

“The Dock” at Hingham High School, ADA compliant bathrooms - The committee discussed this application and reviewed guidance from the Community Preservation Coalition on why CPA funds cannot be spent on stadiums and structures. And since these bathrooms would serve an indoor structure, this application is ineligible. The committee voted by roll call 8-0 to reject this application.

111 Ward Street Barn Restoration - While many committee members expressed their interest in this kind of project, the consensus was that the application currently has many unresolved questions, such as the type and quantity of historic restrictions that would be necessary to ensure public access to the site while protecting the private homeowner, and the need to create a nonprofit status and fundraise from other organizations. The committee voted by roll call 8-0 to reject this application.

The committee then discussed the final applications which were previously determined to be eligible for CPA funding.

Hingham Housing Authority - 132 Scotland Street (building envelope; garage envelope; boiler replacement). Questions for the applicant include whether there is a permanent housing restriction on this property; itemization of prior repairs made on the house using CPA funds; and more expense quotes on the boiler replacement.

Hingham Housing Authority - 100 Beal Street Feasibility Study - Julie Strehle stated that she understands that there is an ongoing dispute between the HHA and the Town (citing news articles that she circulated to the committee) and requests that the Select Board provide a letter stating that they would not stand in the way of this application. Megan Buhr will ask for this letter. The committee discussed whether the study would include zoning issues and target population.

Tree and Park Barn Restoration - The Historical Commission voted to endorse this application. Kirsten Moore requested a breakdown of the costs of carpentry work vs. the painting work.

Hingham Affordable Housing Trust Opportunity Fund - The requested amount for the final application changed from \$500,000 to \$700,000.

Girl Scout House ADA Compliance - The Historical Commission voted to endorse this application. This building’s upkeep is solely funded by the Girl Scouts of Hingham and its fundraising, not the Girl Scouts of America or any other organization.

Cronin Basketball Court - This application was considered and rejected by CPC last year due to lack of funds.

Pickleball Feasibility and Design - Project cost was reduced to \$55,500 (by taking permitting fees out of the application).

The Samuel Lincoln House application was withdrawn because the application was for work that would be done on land owned by the Town, and this type of work on Town-owned land is considered a public works project, which is ineligible for CPA funds. The project proponent will apply for funding from the Greenbush Historic Preservation Trust.

The Bare Cove Park Waterfront Feasibility Study application was withdrawn because the Bare Cove Park Committee decided it needed more time to discuss the project with other stakeholders.

### **Discussion of CPC housekeeping items**

The Select Board appointed Eryn Kelley to serve on the Community Preservation Committee, filling the last vacancy on the CPC.

Site visits will occur during the weekend of November 5 and 6.

Proponents present projects on November 9 and 10 via zoom so CPC members can first attend the Open Meeting Law training at 6 PM on November 9th, and that presentations are easier to display.

CPC will meet in person on December 14th for any administrative matters and some discussion on projects and any updates.

Proponents' final presentations will be on January 4 and 5 via zoom.

CPC final vote is on January 11 in person.

The final budget amount for FY23 is not known yet but is estimated to be a similar dollar amount as last year.

Final discussions on projects will occur on January 11, and the committee will use a spreadsheet to vote ahead of that meeting and then help calculate the final projects and amounts.

### **Matters not anticipated within 48 hours of meeting**

#### **Adjourn**

The CPC voted to adjourn the meeting at 8:52 pm by roll call vote 8-0.

Respectfully submitted,

Julie Strehle

#### List of Documents Distributed for this Meeting:

Agenda

Draft Meeting Minutes September 20, 2022

List of Final Applications

100 Beal Street news article 2018

100 Beal Street news article 2019

Community Preservation Coalition: Placing Preservation Restrictions on Historic Resources

Community Preservation Coalition: CPA Recreational Projects: Why Can't CPA Funds Be Spent on Stadiums and Structures?