

**Town of Kingston
Community Preservation Committee**

MINUTES
January 13, 2009

Chairman LaBrache opened the meeting of the Community Preservation Committee held on January 13, 2009 at 7:04pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

Present: Craig Dalton, Pine duBois, David Gavigan, Ken Moalli, John LaBrache, and William Underhill

Absent: Mathew Hamilton and Jason Lelio

Upon motion by Mr. Underhill and seconded by Mr. Dalton, following discussion and a 6-0-0 vote, it was

VOTED: to accept the minutes of December 9, 2008 as corrected

Upon motion by Mr. Moalli and seconded by Mr. Underhill, following discussion and a 6-0-0 vote, it was

VOTED: to accept the minutes of January 7, 2009 as corrected

Mr. LaBrache informed the Committee the Heritage Center Committee has revised the amount of funds requested for this year. It is currently 1.8 million spread between 2010 and 2011. They are continuing to work on the revision and will submit new proposal before review meeting.

Mr. LaBrache also informed the Committee the Jones River Village Historical Society has submitted a status report on the Bradford House project.

Triphammer Park Project-presented by Alex Mansfield

Project Overview:

- This is a 1/3 acre portion on southeast side of 4.5 acre parcel on the Jones River on Wapping Road owned by Jones River Realty Trust.
- This project consists of demolition of the dam in 2010 and creation of a Town Park with a gazebo on the riverfront.
- This dam was built in the 1920's, hasn't served any industrial purpose and is now an obstacle to fish passage
- This project is a priority of the Jones River Watershed, particularly for water quality and river herring.
- Federal and State Agencies consider it a high priority and Jones River Watershed has received a \$60,000 grant to study disposal of dam and on 1/26/09, there is a public meeting to review the study results.

- It will cost \$200,000 to dispose of dam. Federal Government wants to see a local match of funds such as CPA. This will allow Town to contribute to project of disposing dam and obtaining parcel of land.
- Owner will escrow purchase price for 2 years.
- A road will need to be constructed to dispose of dam. Town would get this road as a benefit.
- The urgency of this project includes the fact that the entire parcel is currently for sale. The current owner is willing to work with Town to break off parcel. A new owner may not be willing to work with Town.
- There are 3000 dams in the State that need attention. Jones River is worried about getting funding if we don't act now. This dam is considered in top1 or 2 in State currently.

Questions & Answers:

Mr. Gavigan asked what is the impact on the Elm Street dam when you dispose of this one. Mr. Mansfield indicated it won't affect the amount of water at the Elm Street dam. However, currently fish make it up the Elm Street passage and then have no where to go, leading to the downward spiral of river herring on the Jones River. The Division of Marine Fisheries is focused on the Jones River.

Mr. Moalli asked if the owner is willing to donate the property. Mr. Mansfield pointed out the Federal Government likes to see local commitment from citizens, town and owner.

Mr. Gavigan pointed out that the seller has incentive to sell because it is currently a liability to him. Mr. Mansfield indicated that the Officer of dam safety may instruct the owner to repair the dam and he would be responsible for that. He is interested in selling it and not being responsible for any future repair work.

Mr. Dalton asked if there is any indication if the sale will go through on the part of the owner, if CPA money is approved. Mr. Mansfield pointed out they have already had a brainstorm meeting with the owner and it looks positive.

Mr. LaBrache asked who would own the property, the Town or Jones River Watershed. Mr. Mansfield pointed out that the P&S will state dam is being disposed of. There is already a liability policy on site and JRWA would have control of property until dam is gone, and they transfer to Town.

Mr. Moalli asked about impact upstream of the dam and about abutters opinions. Mrs. Mansfield pointed out that they have spoken to all abutters and have invited them to the informational meeting. Upstream from the dam, ponds will turn back into river. The ponds are currently stagnant and are filling in with vegetation.

Mr. Gavigan pointed out that the river seems to have swelled and knocked out bridges on the Hathaway property. Will this project alleviate this damage in the future? Mr. Mansfield said it will drop the water level 1-5 feet and will alleviate this.

Mr. Moalli asked if the project isn't funding, will they lose the Federal funding. Mr. Mansfield indicated they need some level of local funding or they will lose Federal money.

Mr. Underhill asked what is the minimum funding needed. Mr. Mansfield said they need \$60,000 for the property and \$15,000 for improvements. The improvement money could wait if necessary but P&S would have to state that there would be some funds in 2010 and some in 2011.

Mr. LaBrache pointed out that the Committee could not make that commitment the way the CPA is structured now.

Watson/Holmes Boathouse Project-presented by Mr. Arenstam

Project Overview:

- This is a historic shipbuilding site. Until the railroad bridge was built, large ships and shallow boats were built on the Jones River.
- This property is 500-600 feet up river from the Jones River Landing. It was purchased by Jones River Landing and is intended to be used for environmental studies, boat storage, and recreational uses.
- Jones River received a grant of \$60,000 and it includes a conservation restriction on the property.
- \$85,000 mortgage is left on property. \$40,000 will be matched by a donor and leveraged by CPA money. This will allow for restoration of one building, most likely the Watson building built in 1870. It is currently held up by braces.
- Restoration costs are expected to be \$35,000 for one building. There is urgency for one building that is falling into the river.

Questions & Answers:

Mr. Dalton pointed out that the Holmes building is a replacement from the 1940's and wanted to know if that qualifies as historic. Mr. Arenstam stated that the fact the property was involved in the boat building industry qualifies it as historic. He pointed out the Holmes building would be used as a utility building but would have a historic appearance.

Mr. Moalli asked if this would be a public property and what is the benefit to the Town. Mr. Mansfield stated that if someone wants to enjoy the property, they do have access rights. The Conservation restriction allows for public use of property but it is not a Town owned property.

Mr. Arenstam pointed out if they get the \$40,000 to discharge the loan, they can apply to Conservation to start work right away. Mr. Dalton stated if they received only the \$35,000, they could still start the restoration. Ms. duBois said they cannot start restoration until debt is discharged because they have other debt obligations. In addition, they wouldn't get the match.

First Parish/Main Street Improvement Project-presented by Dan King and Bob Kostka

Project Overview:

- There have been 3 First Parish Meetinghouses on this site. One built in 1717, one in 1798 and the current building in 1851. It is a classical New England Church, is a signature building on Main Street, and leads people to perceive Kingston as a small town. Used as point of reference in Kingston and even one of the Kingston Town Ornaments. At one point, this Parish/building was the Town.
- There are many maintenance problems including rotting doors, thresholds, shutters, corner boards as well as clock tower decay.
- This building is in the National Register of Historic Places and the intention is to make the building/area more attractive to the whole town.
- 2/3 of parishioners are from Kingston. This community of people is trying to keep up the entire property. The Beal House (across the street) is used over 60 hours per week by the Kingston Community.

Questions & Answers:

Mr. Moalli asked about equity in the property/land and could that be tapped. Mr. King indicated that the property is in a Trust. The property is controlled by Trustees, not by Parish. They have consulted with lawyers about breaking the Trust but it cannot be broken. The amount of money needed to maintain the building historically is more than they can tap from all areas.

Mr. Underhill asked if there is a Church and State issue and can public money be used to fund private projects. Mr. LaBrache explained that CPA funds can be used on Church projects if there is a benefit to the entire town. In Wrentham, CPA funds were used to repair the clock since it served the Town.

Mr. Dalton pointed out that this building is in the National Historic District that went into effect in 2002. He also stated that CPA money could go to the historic aspect of this Church but all Churches are facing the same situation. The old Town Hall or anyone with a historic home in this district could apply for funds. Mr. Kostka pointed out this building is used for regular public functions, concerts, lectures, and debates.

Mr. Gavigan stated that it seems \$100,000 won't go very far for all the work that needs to be done.

Mr. Calderaro was recognized by the Chair. He explained an Historic Assessment needs to be done on the property and costs about \$10,000. Once you have a good assessment, there are many additional avenues for funding.

Mr. Tucker was recognized by the Chair. He explained that because this building is in the National Historic District, it is recognized by the Massachusetts Historical Commission and they will assist you in finding someone to do the assessment. In

addition, there are matching funds available from MHC. The grant deadline is February 9, 2009 and can be applied for online.

Mr. King indicated they will pursue all of these options and submit a revised request for getting an assessment.

Mr. Gavigan asked about scoring criteria of projects. Mr. LaBrache suggested to score the projects without thinking about the amount of money requested.

Ms. duBois asked about when the Committee would discuss the option of partial funding of projects. Mr. LaBrache stated that would be discussed at the review meeting.

There was discussion about the Heritage Center request. Mr. Moalli and Mr. Underhill expressed concern that the project has gone from rehabilitating the building to much more. Mr. Moalli doesn't think we should be funding display cases. Mr. Underhill suggested the building should be completed and let private citizens fund the extras.

Mr. Moalli asked if the Committee should consider a 1.5 million bond for the Heritage Center and just be done with the project. Mr. LaBrache warned that a bond will not go away. If CPA money goes away, there will still be a surcharge for CPA.

Upon motion by Mr. Moalli and seconded by Mr. Gavigan, the meeting was adjourned at 9:35 pm.

NEXT MEETING: February 4, 2009 at 7 pm, Room 203, Town House

Public Hearing: February 10, 2009 at 7 pm, Room 200, Town House

Respectfully Submitted,

*Priscilla W. Brackett
Secretary*