

**Town of Kingston  
Community Preservation Committee**

MINUTES  
January 14, 2010

Vice Chairman Moalli opened the meeting of the Community Preservation Committee held on January 14, 2010 at 7:00 pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

Present: Pine duBois, David Gavigan, Mathew Hamilton, Marilyn Kozodoy,  
John LaBrache, Ken Moalli and Paul Ricci

Absent: Craig Dalton

Upon motion by Ms. duBois and seconded by Mr. LaBrache, following discussion and a 6-0-1 vote, it was

VOTED: to accept the minutes of December 29, 2009 as amended

Mr. Ricci abstained

Project Updates:

Mr. Dalton provided written comments on an attached sheet.

Larson/Leigh Road Project Update-Mr. Moalli recognized Diane Poirier-applicant

Ms. Poirier reported the owner of lot 114, the middle lot, has come forward and is interested in selling now making all 4 lots available for a contiguous parcel of land. The price is now \$132,000 for all lots. It now breaks down to \$47,000 per acre.

Mr. Ricci believes the asking prices for the lots are very high for their low value. Ms. duBois pointed out that these are asking prices and we don't have to pay asking price. Mr. Hamilton stated the appraisals will probably come in lower. He also indicated that lot 114 is the driest and most buildable of all the lots.

Mr. Moalli asked if the Planning Board would entertain lot 114 as buildable. Mr. Gavigan stated it would be a stretch since they would have to put a road in first to get frontage.

Ms. duBois asked if the Committee agreed to proceed with appraisal. Committee agreed to move forward with appraisal. Ms. duBois asked about access to lots for appraiser. Ms. Poirier indicated there is standing permission to access land and she offered to act as mediator.

Powder House Update: Mr. Moalli reported the Library Board of Trustees is having difficulty negotiating with the current owner. Ms. duBois indicated she would like to contact owner.

Reed Terrace Update: Mr. Moalli referred the Committee to Mr. Dalton's written comments and memo from Paul Armstrong, Building Inspector.

Mr. Moalli indicated the project can gain handicap accessibility for an estimate of \$8,000. Recreation is having one more company estimate the project. They are looking closely at the retaining wall area. They will have the estimate by next meeting. He believes it will fall in line with original estimates and does not want to put this project off again.

Historically, they are only able to find the lower area with chain link fence. They would like to replace it with wrought iron to match the flag pole area.

Ms. duBois still thinks this is a good project but believes the project needs the items outlined in Mr. Armstrong's memo.

Opachinski Field Update: Mr. Moalli reported that DOR did respond to Mr. Dalton's email within 1 day but because it went to the databank, Mr. Dalton never received it.

The conclusion is that DOR does not allow funding of this project with CPA funds.

Mr. Moalli would like to leave the project open until Special Town Meeting but Mr. LaBrache pointed out there will be no Special Town Meeting.

Mr. Moalli officially withdrew Opachinski Field application.

Triphammer Park Update: Ms. duBois reported the Conservation Restriction has been drafted and is ready for Town Counsel and Conservation Commission to review. The Conservation Commission will need to be in accord with the Conservation Restriction. She has forwarded it to Maureen Thomas. Once Conservation Restriction and appraisal are finalized, everything will be ready to close. The Town will have to decide to accept the deed before the dam is removed or after. The deed could go into escrow until the dam is removed. Matching (CPA) funds will not be released until after closing.

Holmes/Watson Boatyard Update: The Preservation Restriction has been filed at the Registry of Deeds. Ms. duBois will forward a copy to the office. She expects rebuilding to begin in the spring with the project completed by summer.

Open Space Appraisal: Ms. duBois reported the contract has been signed and on schedule for appraisal on Calista and Triphammer.

Project Ratings general discussion: There was discussion regarding rating of projects based on new information. No one felt the new information would change the ratings.

Mr. LaBrache reported there is a \$4000 discrepancy between Heritage account and the accountants report. He will follow up.

Mr. Hamilton suggested the Committee vote to fund the Powder House project and if it doesn't move forward, the money would be moved to another project.

Regarding the Town Report project, Mr. LaBrache reported according to CPA guidelines, only \$985 for the old reports. He instructed Ms. Murzyn to seek other funds from the Sampson Fund but she declined.

## FUNDING OF PROJECTS:

### Calista Property:

Mr. LaBrache pointed out that if Calista is funded for \$1,000,000, the Committee must determine how much to take out of the current CPA fund this year. He suggested they could do a note for \$500,000 and pay back in one year plus interest. The State grant money should be received in one year and used to pay off note.

Ms. duBois pointed out that the Town needs to spend the \$1,000,000 in order to get the \$500,000 from the State. She would like to vote through the \$1,000,000.

Mr. Ricci questioned whether there is enough money to fund other projects if they fund \$500,000 this year.

Mr. Gavigan asked why not fund \$333,333 over 3 years. Ms. duBois pointed out they would not be eligible for the \$500,000 self help grant right away with this option. She also pointed out the owners have committed to take payment over time but may want interest.

Upon motion by Mr. Hamilton and seconded by Mr. Gavigan, following discussion and a 7-0-0 vote, it was

VOTED: to fund the purchase of Calista property for \$1,000,000. \$500,000 to be funded from this years CPA fund and a 12 month note for \$500,000.

### Bradford House:

Upon motion by Mr. Hamilton and seconded by Mr. LaBrache, following discussion and a 7-0-0 vote, it was

VOTED: to fund the Bradford House project for \$39,000.

### Frederic C. Adams Heritage Center:

Mr. Hamilton believes they will be back next year for additional funding so Committee may want to consider holding some money back. He would like to consider giving them \$500,000.

Mr. LaBrache indicated you cannot limit them on applying again next year.

Ms. Kozodoy asked for clarification on why the Committee would withhold this small amount of money. Mr. Hamilton indicated it was sending a message and forcing them to get frugal with this project.

Upon motion by Mr. Hamilton and seconded by Mr. Ricci, following discussion and a 7-0-0 vote, it was

VOTED: to fund the Frederic C. Adams Heritage Center project for \$500,000.

Reed Terrace:

Upon motion by Mr. Gavigan and seconded by Mr. LaBrache, following discussion and a 7-0-0 vote, it was

VOTED: to fund the Reed Terrace project for \$75,000.

Powder House:

Mr. LaBrache indicated he does not want to give additional money other than initial request and how they spend the money is up to them. They must look at other funding sources if that is necessary.

Upon motion by Mr. Hamilton and seconded by Ms. Kozodoy, following discussion and a 4-3-0 vote, it was

VOTED: to fund the Powder House project for \$35,000.

Mr. Gavigan, Mr. Moalli and Mr. Ricci voted in the negative

Town Reports:

Upon motion by Mr. LaBrache and seconded by Mr. Hamilton, following discussion and a 6-1-0 vote, it was

VOTED: to fund the Town Report project for \$1,800.

Ms. duBois voted in the negative

Larson/Leigh Road:

Upon motion by Ms. duBois and seconded by Mr. Gavigan, following discussion and a 7-0-0 vote, it was

VOTED: to fund an appraisal for the Larson/Leigh Road project from the CPA Administrative Fund, not to exceed \$2000.

Upon motion by Ms. Kozodoy and seconded by Ms. duBois, following discussion and a 4-3-0 vote, it was

VOTED: to fund the Larson/Leigh Road project for \$132,000.

Mr. LaBrache, Mr. Moalli and Mr. Ricci voted in the negative

Mr. LaBrache reported there is \$115,000 left over from current CPA funding and asked if the Committee would like to put this toward the Calista property. Mr. Moalli would like to leave money available in case SB90 passes and could move forward with Opachinski project. It was pointed out the project would not move forward to public hearing so could not be funded.

Mr. LaBrache offered to help put the articles together for Town Meeting and is waiting to see if the articles will be broken up.

Mr. LaBrache asked if the Committee would like to move CPA articles in April or June. The Committee prefers April.

The Committee was reminded the Public Hearing has been set and advertised for February 23, 2010 at 7 pm.

Open Forum:

Mr. Moalli would like to see review of projects on a year round basis. He stated that if SB90 passed, he will be back with Opachinski project and would like to review it right away.

Mr. Hamilton does not want to see CPA articles in Special Town Meeting since they are not emergencies. Ms. duBois would like to review timeframe as there may be a time when a project would be considered an emergency.

Ms. Kozodoy pointed out that it may be to the applicants benefit to come in early in order to make necessary changes.

Upon motion by Mr. Gavigan and seconded by Mr. LaBrache, the meeting was adjourned at 8:35 pm.

Next Meeting: Public Hearing: February 23, 2010, Room 200, Town House, 7pm.

Respectfully Submitted,

Priscilla W. Brackett  
Secretary