

**Town of Kingston
Community Preservation Committee**

MINUTES
October 13, 2009

Chairman Dalton opened the meeting of the Community Preservation Committee held on October 13, 2009 at 7:05 pm in room 101 at the Town House, 26 Evergreen Street, Kingston, MA.

Present: Vickie Benassi, Craig Dalton, Pine duBois, David Gavigan, Mathew Hamilton, and Marilyn Kozodoy and Ken Moalli
Absent: John LaBrache

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

VOTED: to accept the minutes of September 16, 2009 as written.

Criteria Sheet Changes-No members had significant changes. They will review again next year.

Mr. Dalton reviewed a memo from Mr. LaBrache regarding the paying of storage costs for Town Report Preservation. He indicated that through discussion with the Town Clerk, she had intended to include the first year of storage costs and he recommended the Committee vote to pay the bill.

Mr. Hamilton suggested the bill be approved only because it was indicated in the original application but not to set a precedent.

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

VOTED: to pay King Information Systems for a bill dated 8/27/09 submitted by Mary Lou Murzyn in the amount of \$120.00

Mr. Moalli abstained

It was reported an official resignation had been received by Mr. Lelio. Ms. duBois requested a discussion about the kind of talent the Committee needs. She would like to see someone with Financial/Legal/Appraisal experience as the complexity of projects is increasing. Mr. Dalton suggested sending a memo to BOS. Secretary to draft memo.

Mr. Hamilton knows of someone who would like to serve on Committee and is also on Finance Committee.

Mr. Moalli doesn't support sending a memo to BOS.

Project Updates-Reed Building

Mr. Moalli reported that the roof of the Reed Building has been stripped and project is in progress. He indicated the bid was so much less than expected because the contractor said the cupola didn't need

replacing. They are going to flash and shingle cupola and if it needed any soldering they would do it gratis.

Faunce School-

Project is being done little pieces at a time and is being controlled by Nancy Howlett in Selectmen's Office.

Boatyard-

Ms. duBois reported that it will be approximately one more month to finalize. They have found a way to get the required insurance.

Restoration expected to take longer than originally expected. They need a Chapter 91 license and an Army Corp. permit.

Triphammer-

Ms. duBois reported the survey is completed although it will need to be updated when dam comes down. The lawyer didn't like the language in the contract documents but she expects that to be completed soon. She found an appraiser and she will request 2 estimates of value, one now and one when dam is removed. The plan is to pay the contractors and get request reimbursement so as not to confuse the funding issue. The grant has been received and is in the bank.

Timeframe looks as follows: Jan-start permitting. Many permits are involved. Since March-June is high water, not much will happen then. Looking for most work from July-October.

There will be some sort of storm water mitigation necessary on town property. Mr. Dalton asked if the storm drain basin will be underground. Mr. duBois doesn't believe there is enough room and doesn't want to be continually digging on site.

Frederic C. Adams Heritage Center-

Mr. Hamilton requested an update from the Heritage Committee on project. Would like to invite them to the November meeting for an in person update.

Update on SB90 Bill Hearing

No one from the Committee was able to attend but it was reported to be a big success.

Mr. Dalton reported that State reimbursement numbers were released and Kingston received a 47.3% match. The average for the State was 40%.

Mr. Moalli asked what the match would have been if we had reduced rate to 1%. Mr. Dalton indicated the Town would have received \$200,000 rather than \$700,000.

Mr. Dalton informed the Committee they were all invited to the dedication of the Habitat for Humanity House on October 25, 2009 at 2 pm.

There was discussion about possible upcoming projects.

Ms. duBois reported there is a beautiful piece of property available on Elder Ave and she would like to see them apply for CPA funds. It is a 10 acre site with a large field on Spring Street and is before

Planning/Conservation for permits on 10 parcels. Owners are requesting 1 million for 10 acres. 2 ½ acres are salt marsh. Ms. duBois is contacting L. Knife about sharing cost with Town.

Mr. Moalli asked about potential uses of property. Ms. duBois pointed out it is good agricultural land that would be good for community gardens. Other uses include open space/park/playground. It has lots of merit and would take stress off neighborhood. It is on sewer but unsure whether is already been assigned.

Ms. duBois reported on another project on Station Street. This is 9-10 acres and has been in legal conflict for years. It is a mix of wetlands and woodlands. It could be used as park/walking trails/stream protection. She estimates cost of about \$200,000.

Mr. Moalli reported on the Liddell property off of 53 by the baseball field. This is a 6 acre parcel that includes a building and lends itself to recreation use. Kingston Youth Baseball would like to start another level and need a new sized field. Rental fees of fields would be a good source of revenue to help maintain the other fields in Town that are in full use from April-October.

The Recreation Department would like to have their own basketball program and the building would serve as a great facility.

Mr. Dalton asked if the property could be broken up so that we could buy just the building. Mr. Dalton indicated we could own the current field on the site and rebuild it to the size we need. Ms. duBois suggested that a financial plan would be necessary to bring the project forward.

Mr. Gavigan reported that 19 Pembroke Street may be coming up for sale and is a section 8 property now. It could be potential affordable housing. She also reported that MacFarlane property is still a possibility for affordable housing although they have sold off frontage. They only have 200 feet between house and river and will have difficulty getting access. There is no indication they want to sell.

Mr. Dalton inquired about the Affordable Housing Plan and when it will be available. Mr. Gavigan reported they just met with consultant and probably won't be available until spring 2010.

Upon motion by Mr. Hamilton and second by Mr. Moalli, the meeting was adjourned at 8:10 pm.

Future Meetings: November 10, 2009 at the Town House, Room 101 at 7pm
December 9, 2009 at the Town House, Room 203 at 7pm

Respectfully Submitted,

Priscilla W. Brackett
Secretary