

**Town of Kingston
Community Preservation Committee**

MINUTES
December 17, 2009

Chairman Dalton opened the meeting of the Community Preservation Committee held on December 17, 2009 at 7:04 pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

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

Mr. Dalton reviewed input from the Historical and Open Space Committees on criteria sheets.

Mr. Dalton informed the Committee he has not heard a response to his correspondence with DOR. He distributed a memo received from the Coalition regarding the Opachinski and Town Records projects. They feel neither project would qualify for CPA funds.

Mr. LaBrache distributed and reviewed a financial report of all projects. It was noted there was a need to transfer \$400 balance from the Marshall Joyce property to the Triphammer project.

7:15 Opachinski Fields-Ken Moalli.

Also in attendance: Susan Woodworth (Recreation Director), Andy Davis (Recreation member) and Jack Riordan (KYSO).

Overview: The Pottle Street complex is used by KYSO for multiple sports teams. The current irrigation system was not built for the size of the complex and heavy use. KYSO has stepped in to help with the maintenance of the fields with over \$300,000 from private funds.

Mr. Moalli reviewed page 2 of the application and his interpretation of preservation. He also pointed out photos from 2 summers ago that show the system couldn't keep up and the fields were completely brown. The Rizzo field (premier field at complex) was recently slice seeded and has been tended to. He noted damage on the baseball field that created a gully. The mowing contractor, irrigation manager and facility manager have all noticed damage.

Mr. Moalli has spoken with Tom O'Brien and expressed that in his opinion, preserving the field falls in the spirit of CPA. Mr. Moalli stated that more people use these fields in the 3 summer months than any other project funded by CPA.

Questions:

Mr. Gavigan asked if there would be a new well and not just a new pump. Mr. Moalli stated that both a new well and new pump will be built, allowing them to double the amount of fields that can be irrigated and allowing them to accomplish the 1 inch of water per week needed.

Ms. Kozodoy questioned the statement on page 4 of the application regarding other communities using CPA funds for this purpose and would like to see the actual references for these. Mr. Moalli will email references to the Committee.

Ms. Kozodoy is concerned about wetland issues regarding the new well site. Mr. Reardon had the entire property surveyed for drainage. The new well will be underground near the parking lot with an additional pumphouse.

Ms. Kozodoy asked about water withdrawal permits. Mr. Moalli indicated these will be taken care of up front. The contractor will work with current well company.

Mr. Hamilton asked if the fields have already been replaced. Mr. Moalli stated the back area fields were closed and over-seeded for thousands of dollars but was all lost to the drought.

Ms. Woodworth pointed out there is an iron issue at the facility and iron builds up in the pipes and on sprinkler heads. A newly installed filtration system has helped some with this.

Mr. Moalli pointed out that they are trying to be proactive with this project and water sensors will cover the entire facility. Areas that have already received 1 inch of water will not be irrigated.

Ms. duBois questioned the amount of loam being put down. She wants to see soil amendment and organic matter added. She is concerned that without enough organic matter, you can never have enough water. Mr. Moalli indicated the Facility Manager feels there is too much organic matter, the grass is compacting and not letting water through.

Ms. duBois asked about the type of grass seed used. It was originally fescue mix but is now a bluegrass/rye mix. She would like to see drought resistant seed like pearls premium as bluegrass doesn't hold up under stress. Ms. Woodworth pointed out that durability for athletic fields is much different than for lawns.

Mr. Davis stated the soil is junk and they are reacting to what was there. It is improving but water is still the main issue. He indicated they are willing to look at anything if it will help improve the conditions of the fields. Ms. duBois asked about the volume of water put on per day. Ms. Woodworth will research.

Ms. duBois is also concerned about the timing of irrigation. She wants management of system. Mr. Moalli stated they have difficulty with timing as there is not enough time to water the entire facility with the current system. They will be able to stay in the 9pm to 5 am window if they can double the capacity.

She questioned whether the drainage system could be used to feed the wells.

Mr. Dalton pointed out that budget figures don't match up and requested the numbers be fine tuned before the projects are ranked next week. There is a difference between the 2 estimates.

Mr. Gavigan believes the complex is important to the town and is heavily used.

Ms. Kozodoy asked that the soil issue be revisited and perhaps added into the budget.

7:45 Calista Property-Pine duBois

Overview: 10 acres proposed for acquisition by the Town. It would provide open space in the neighborhood, community gardens, walking trails, and land for possible affordable housing. The asking price is 1 million that can be spread over 3 years. Possible funding sources include self help funds where it could qualify for as much as ½ million in reimbursement.

The Jones River Watershed and Open Space would both do funding applications. JRWA to private organizations and Open Space to State.

Ms. duBois intends to canvass neighborhood to get feedback.

Questions:

Mr. Moalli stated this is a spectacular property and asked if it is appropriate to spread payments over 3 years or to bond it. Mr. LaBrache suggested one option is get a 1 year renewable note and only pay interest (.6%) and pay it off after 2 years.

Mr. Hamilton asked what the implications are on the CPA if it's spread over 3 years. Mr. LaBrache pointed out that each year you have to take \$333,000 to pay this obligation before funding any other projects.

Ms. duBois stated that the 3 year plan will allow more time to seek other funding sources and may make the self help applications more attractive to the State since they could spread it over 3 years as well. She noted it would have to be approved at Town Meeting each year.

Mr. Moalli pointed out that if CPA money goes away, the town would still be on the hook for the 3 years.

Mr. Moalli asked about the Affordable Housing potential and if Affordable Housing money could be used the purchasing of property. It is an Open Space project right now and only Open Space or undesignated money can be used.

Mr. Hamilton questioned whether L. Knife is willing to play a part this project. Ms. duBois is trying to work with them and hopes to see them step up.

Mr. Hamilton asked about maintenance of property. Trees, Streets and Parks would have to mow field unless L. Knife was willing to take it on.

Ms. Kozodoy indicated that the Conservation Commission supports the project.

Mr. Ricci questioned the archaeological site. Ms. duBois referenced letters from Mass Historic regarding Native American site. The pier may also be an artifact.

Mr. LaBrache believes this is a beautiful piece of property and would be cautious on how you bring in L. Knife.

Mr. Gavigan reported when this property came before the Planning Board, there were several neighbors urging the owners not to develop it. He believes there will be wide support in the neighborhood.

Mr. Dalton asked Ms. duBois to canvass the neighborhood before the 29th and to get letters if possible.

Mr. Hamilton stated he likes the project if it can be spread over 3 years.

8:15 Frederic C. Adams Heritage Center- Daune Frey, Rui Santos, Norman Tucker, Verna Dalton and Tom Bott

Overview: Their Committee is still in negotiations with architect. They hope to have a final plan and firm figures in January. It will be a 6-8 month construction timetable once bids are in. Mr. Bott reviewed the RFQ problem they had finding a new architect. He indicated the new architect will look at conceptual plan and give new numbers in 3 weeks. He pointed out it is the one CPA project specifically mentioned in the master plan.

Questions:

Mr. Dalton stated that with the \$533,198.44 requested, the total will be 1.8 million for the project to be completed.

Mr. Ricci asked about the parking issue since half of the current lot will be used up for construction. Ms. Frey stated there is a plan for two handicap spots on the upper level. There are currently no ADA handicap spots at the Reed.

Ms. Kozodoy stated that reading the Riverhill Museum Planners document helped her see the vision for this building. She asked the Committee to share some of this information.

After reviewing the design, Riverhill doesn't believe this should be a collections museum but an Cultural Center.

Mr. Hamilton indicated this could generate possible revenue.

Mr. Hamilton asked the Committee to find a way to partner with the Library since we cannot currently afford to expand the Library. It's a natural partnership with archival storage.

Ms. duBois questioned some the budget as some numbers seem high.

Ms. Frey stated they are trying to be as green as possible and are looking for LEEDS certified. Ms. duBois asked to see that information up front.

Mr. Moalli is concerned about a parking plan and would like to see the town qualify for federal stimulus money on this project for using green technology. Mr. Bott indicated a project needs to be shovel ready to qualify for federal money. They need plans first.

Mr. Bott stated there are other funding sources they hope to pursue including Community Development Block grants and other energy grants. They have applied for the Massachusetts Preservation grant.

Ms. duBois suggested that the CPC may want to consider hiring a grant writer with CPA funds as the more writers you have, they better chance you have of receiving them.

Ms. Dalton stated the Architect they are hiring will have a lot of knowledge in this area and they expect to get assistance from them.

9:00 Bradford House-Norman Tucker

Current application will cover two phases of work:

1st year-plans & specifications; windows and structural
2nd year-shingle and interior work

They are simply trying to stop deterioration without rebuilding the house. The gutter work that was done has been important to the house. They will continue to search for alternative funding sources.

Ms. duBois asked about the endowment fund. Mr. Tucker stated it is only used for the protection of the house. The Breakfasts attendance has been down hurting their operating costs. Of \$46,000 per year which includes insurance and utilities.

Mr. Moalli stated he believes it is a great use of CPA money.

Mr. Tucker stated it has been very helpful to have the conditions assessment completed- the first year project. The collection of artifacts are currently being cleaned, sorted and cataloged-the second year project. They would love to have them exhibited at the Adams.

Mr. Gavigan asked about the budget numbers. Mr. Tucker is optimistic it may come in lower.

Mr. Dalton asked about the urgency of work proposed. Mr. Tucker stated that it not particularly urgent. The proposal laid out the work as a 2-3 year time frame and a 5 year time frame. Some of the work including the gutters, covered by the \$8,800 was urgent.

Mr. Dalton asked is there was a preservation restriction on the property. He indicated we would require one before we moved forward with more funding and suggested that the Town could hold it.

Mr. Dalton asked if the JRVHS Board had been asked about holding a preservation restriction for the Town. Mr. Tucker stated they do not have enough information and don't know what's involved. Ms. duBois explained that they would be a watchdog over historical buildings.

Mr. Dalton pointed out that we would require a preservation restriction before they would be paid.

New Business:

Mr. Dalton questioned whether there was a conservation restriction on the Marshall Joyce property. Ms. Kozodoy will ask Maureen Thomas about writing/holding a conservation restriction.

Master plan assessment:

Mr. Bott explained the Master plan is a broad policy guideline and not necessarily applicable to small projects.

Mr. Bott reviewed each project and it's relation to the Master plan. The Bradford House and Adams are referred to specifically, the rest are neutral to the plan.

Upon motion by Mr. Moalli and seconded by Mr. Hamilton, following discussion and a 8-0-0 vote, it was

VOTED: to pay the Patriot Ledger for a bill dated 11/29/09 in the amount of \$192.72 for an RFQ for the Adams Project.

Ms. duBois reported she will be meeting on 12/28/09 with an appraiser and will ask him to do Calista, Leigh/Larson and Triphammer.

Mr. Dalton stated we need the Calista appraisal by mid January in order to write the article for Town Meeting. He noted the Committee will score assuming it is in the \$1 million range.

Mr. LaBrache stated that the Committee needs an answer from DOR on the Opachinski project.

Upon motion by Mr. Moalli and seconded by Ms. Kozodoy, following discussion and a 8-0-0 vote, it was

VOTED: to submit Opachinski Fields application to Town Counsel for review and an opinion on appropriate use of CPA money expenditure.

Mr. LaBrache stated he is not comfortable with the Coalition response. Mr. Dalton stated Town Counsel will get an opinion from DOR.

Ms. duBois warned that a second appraisal will be necessary on Calista if the Committee moves forward with it.

Mr. LaBrache indicated some towns have each project in a separate article. He has already spoken to the Town Administrator about holding slots open for CPA.

Upon motion by Mr. Hamilton and seconded by Mr. Moalli, the meeting was adjourned at 10:06 pm.

Future Meetings: December 29, 2009 at the Town House, Room 203 at 7pm
January 14, 2010 at the Town House, Room 203, 7pm

Respectfully Submitted,

Priscilla W. Brackett
Secretary