

**Town of Kingston
Community Preservation Committee**

MINUTES
December 2, 2009

Chairman Dalton opened the meeting of the Community Preservation Committee held on December 2, 2009 at 7:15 pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

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

The Committee reviewed the future meeting schedule. The December 15, 2009 meeting is canceled due to meeting conflicts. Interviews set for that date will be rescheduled to the meetings of December 9th and December 17th. The application review/scoring meeting was set for December 29, 2009.

Upon motion by Ms. Kozodoy and seconded by Mr. Ricci, following discussion and a 4-0-1 vote, it was

VOTED: to accept the minutes of November 10, 2009 as amended

Mr. Hamilton abstained

There was discussion on the deadline for Town meeting warrant deadline. Priscilla will check with Selectmen's Office on timeframe.

Upon motion by Mr. Hamilton and seconded by Mr. Ricci, following discussion and a 5-0-0 vote, it was

VOTED: to pay WB Mason for a bill dated 11/9/09 from CPA administrative funds in the amount of \$21.90

Old Business: Preservation Restrictions

Holmes/Watson Boatyard-Town Counsel had a problem with language in the document. There was no mention of the use of CPA funds. Counsel is making changes for Ms. duBois to look at before Selectmen sign off on it at their 12/22/09 meeting.

Reed Building-The Committee would like an update on the status of Preservation Restriction discussed with Town Administrator and warrant language for full Restriction approval.

Faunce School-The Committee would like an update on status of Preservation Restriction. They also want to make sure no work is started without Restriction in place.

New Business:

Chairman Dalton announced the resignation of Vickie Benasssi, Housing Authority Representative. Priscilla will follow up with the Housing Authority to see if they are moving to appoint a new member and invite a representative to sit in on upcoming interview of projects.

Project Updates: Calista Property

Mr. Dalton reported on the November 14th site walk. He indicated the Calista property appears to have lots of potential for all 4 areas of CPA and will variable uses, it may qualify for other funding and grants.

Mr. Gavigan indicated the property is a nice fit for duplex housing.

Mr. Dalton stated on the assumption this project moves forward, it could be combined with Affordable Housing and therefore mix and match funds.

Ms. Kozodoy asked if the potential of Affordable Housing was considered only in order to use Housing CPA money.

Mr. Gavigan stated there are many options including getting the land and then having Habitat for Humanity build houses.

Mr. Dalton reported that an 1850's house on Crescent Street has filed to be torn down. The Historical Commission is reviewing. There is a possibility of moving structure to this property.

Larson/Leigh Road

Mr. Dalton reported that some lots are important to preserve the area and others are totally underwater. It appears the tax title lots are not valuable.

Mr. Hamilton reported there was a plan to put a 40B on this property years ago.

Brentwood Park:

Mr. Dalton reported this does not appear to be a valuable piece of land.

Ms. Kozodoy indicated the property is not in jeopardy of being built on and even with sewerage, the property would still need a variance since there is little upland.

Mr. Gavigan asked how the Town would use this property. Mr. Dalton indicated the applicant intends a park. Mr. Dalton also pointed out there the applicant refers to a green corridor but the piece of land across the street does not belong to the Town yet.

Open Forum:

There was discussion on the new use of CPA funds and how it relates to the Opachinski application. Mr. Dalton pointed out the application is for irrigation and conceivably without this funding and no upgrade, the fields would be destroyed.

Ms. Kozodoy suggested getting legal advice on this matter from the Coalition website.

Criteria Sheets:

Mr. Dalton indicated there may be questions on these sheets that are unanswerable by members on the Committee. Therefore, he would like the Historical Commission, Open Space Committee and Planning to review certain questions and get responses back to CPC by December 17th meeting. Craig will follow up with specific Committees.

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

Future Meetings: December 9, 2009 at the Town House, Room 203 at 7pm
December 17, 2009 at the Town House, Room 203 at 7 pm
December 29, 2009 at the Town House, Room 203 at 7pm

Respectfully Submitted,

Priscilla W. Brackett
Secretary