

**Town of Kingston
Community Preservation Committee**

MINUTES
December 9, 2008

Chairman LaBrache opened the meeting of the Community Preservation Committee held on December 9, 2008 at 7:07pm 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: Victoria Benassi, Mathew Hamilton and Jason Lelio

Upon motion by Mr. Underhill and seconded by Mr. Dalton, following discussion and a 5-0-1 vote, it was

VOTED: to accept the minutes of November 12, 2008 as written

Mr. Moalli abstained

Mr. LaBrache updated the Committee on members' appointments. Mr. Dalton, Mr. Gavigan and Mr. Underhill terms expire before the next meeting.

Mr. LaBrache reported to the Committee regarding lack of attendance of Ms. Benassi from the Housing Authority. He reported she has missed 6 out of the past 11 meetings and stressed how important attendance is for the next 4 meetings. He pointed out that the Housing Authority meets on the same night as this Committee.

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

VOTED: to have Mr. LaBrache write a letter to the Housing Authority regarding the attendance record of their representative.

Committee reviewed the settlement statement for the Marshall Joyce Property.

Committee reviewed current CPA financial statement. Mr. LaBrache pointed out that in January 2009, there will be 1.4 million in the undesignated fund balance.

Committee reviewed the Town Clerk Annual Report Preservation update. It was noted final payment request has not been submitted yet.

Committee reviewed 2 letters that went out to applicants regarding project status reports and interview/liaison assignments.

Mr. LaBrache asked Mr. Moalli to review and revise the Recreation criteria sheet so that it totals 65 points similar to all others.

Mr. LaBrache indicated that 3 projects needed to be narrowed to a specific category. Groseclose property, Triphammer park, and Holmes/Watson boatyard. Groseclose falls under open space. Mr. Dalton suggested that the applicant decide which category it should fall under.

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

VOTED: to pay Riverhill for a bill dated 11/21/08 submitted by the Heritage Center Development Committee in the amount of \$2500.00

Mr. Dalton inquired how the Committee knows the bills they are signing are actually part of the project that has been approved.

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

VOTED: to pay W. B. Mason for a bill dated 11/18/08 in the amount of \$19.90.

Jonathan Rizzo Field Project – Mr. Moalli stated he originally submitted this project in anticipation that new legislation would pass in time for Spring Town Meeting, allowing CPA funds to be used to improve/maintain recreation areas not purchased with CPA funds. He would like to see the project on the Town Meeting warrant and if the legislation doesn't pass, he would withdraw it. Legislation is expected to be filed in January 2009.

Mr. Underhill asked what was the soonest it could become law. Mr. Dalton is hesitant to reserve money for a project that may not move forward.

Upon motion by Mr. Dalton and seconded by Ms. duBois, following discussion and a 5-1-0 vote, it was

VOTED: to reject the application for Rehabilitation of the Jonathan Rizzo Memorial Field this year.

Mr. Moalli opposed

Mr. LaBrache reviewed the schedule for the site visit scheduled for Saturday 12/13/08.

Habitat for Humanity of Greater Plymouth- presented by Donna Fernandes and Eunice McCarron

Project Overview:

- Requesting \$100,000 for home being built on Grove Street
- Currently Kingston has 3.7% in affordable housing available
- The house will remain in affordable housing forever through deed restriction

-The house is a LEEDS project using solar and other energy alternatives. They are striving for gold level and will be applying for LEEDS grant

Questions & Answers

Ms. duBois urged the use of the highest level of green standards. She pointed out that it seems most of the CPA money is being used for materials and would like to see as much LEEDS qualifying as possible. She asked specifically about the lifespan of the ICU and SIPS panels. Ms. Fernandes indicated they should not have to ever be replaced.

Mr. Dalton asked if Habitat for Humanity (HFH) is a non-profit organization. Yes it is. He asked if they have contacted the Kingston Housing Authority Committee. HFH indicated they had not yet but were anxious to meet Ms. Benassi since she is their project liaison.

Mr. Dalton asked about the breakdown of costs. Has money already been put aside for purchase of materials for this house? Ms. Fernandes indicated they technically have all the money needed for this particular project but they have to spread their funds around in order to fund upcoming projects in Carver and Plymouth next year.

Ms. Fernandes explained the process of a HFH build:

- Town donated land
- Engineers do site work to make sure it's a buildable lot
- HFH advertise for families to apply
- Families must be able to afford the 0% 25 year mortgage
- Family is selected and each adult must put in 200 hours of work equity
- HFH Board of Directors vote what the family will pay, between \$80,000-\$120,000

Mr. Gavigan asked what happens if the Family wants to sell and move. The deed restriction on the property indicates how much it can be sold for and HFH has the first right of refusal.

Mr. Gavigan questioned why they don't build a duplex and get credit for 2 units of affordable housing. It is the decision of the HFH construction committee. They are looking to preserve rural character of local towns.

Mr. Dalton asked if they didn't receive CPA funding, would they continue with the project. Ms. Fernandes indicated they would finish the Kingston build but would probably have to put off next years build.

Mr. Moalli asked if it made sense to fund this project when it really is benefiting the next build which is not in Kingston.

Mr. Gavigan pointed out that we are basically paying \$100,000 for one unit of affordable housing.

Mr. LaBrache noted that the total build is costing \$114,800 and asked why they didn't request the full amount. Mr. Fernandes indicated they are hoping to acquire funds from other sources.

Mr. Gavigan asked about Administrative costs for HFH. Ms. Fernandes reported that there is one part time (20 hours) manager. Ms. Fernandes position is funded through a grant. 85-90% of money goes into the actual build. Six homes have been built so far.

Mr. Underhill indicated the Committee will have to be careful with funding and asked what minimum number would be acceptable by HFH. Ms. Fernandes indicated if the Committee felt \$100,000 was too much, they would be grateful for any amount.

Mr. Moalli asked what the mortgage was base on. The HFH Board of Directors vote on the mortgage amount and try to keep it affordable. The Assessors do assess the property.

Mr. Gavigan asked if the family must live within one of the towns covered by HFH of Greater Plymouth. Ms. Fernandes explained this is the case. In addition, they are looking to restrict the Carver build to a Carver family since it is being built with CPA funds. However, it is too late in the game for this restriction for the Kingston build.

Ms. duBois requested information on the water conservation units and the boiler for the house. HFH will email information.

Mr. Moalli asked what happens if the house goes into disrepair. HFH continues to partner with the owners to make sure this won't happen.

Mr. Gavigan asked if the owner can add onto the house. They are allowed to add on with approval from HFH and the town.

Historic Properties Survey-presented by Walter Hoeg-Vice Chair of the Historical Commission and Bob Murphy-Treasurer of the Historical Commission

Project Overview

- Requesting \$25,000 in funds to do a Historic Properties Survey in Town
- 3 similar surveys have been completed in 1997, 1998 and 2003 with 400-500 properties surveyed so far
- This survey will fill in the gaps on the map with 80-100 additional properties
- When creating an Historic District, the Town needs a complete map
- Information from the survey will be available to students, historians and citizens forever
- Costs are rising. They would like to do the project before any additional increase in costs. The cost per property on first survey was \$100 and it is now \$150.

- The goal is to have every structure in Town surveyed at some point
- The Historical Commission is trying to get a local Historic District in the Summer Street/Main Street/Town House area. This would give them much more control over these areas. Example: If the State wants to cut trees in a local Historic District, they must first have consent of Town

Questions & Answers:

Mr. Gavigan asked if the information would be available online. This is a goal of the Historical Commission.

Mr. Dalton explained that survey forms provide an inventory of the Town Resources which is part of the both the State and Federal Inventory. It forms building blocks for demolition delay bylaws, rezoning issues and Historical Register.

Mr. Dalton explained the applicant is applying for the MHC 60/40 grant but the Town still needs to put the money up first. There is no promise this grant will still be available next year so they would like to act now.

Mr. Gavigan asked who conducts the survey. They are professionals who can identify structure of a building and do registry of deeds work.

Mr. Gavigan asked if the survey was only focusing on the original center of town. They are focusing on this area for now but that doesn't mean there aren't historic homes all around town.

Mr. Moalli asked for an example of how the surveys are used. It was explained the Historical Commission has to establish if a structure is 80 years or older in order to use the demolition delay bylaw. Mr. Dalton pointed out that they were able to save the Ransom boathouse from being converted to living space.

Ms. duBois asked if they would apply for an Historic District if this project was funded. Mr. Hoeg pointed out they have already applied for a local Historic District.

Mr. Underhill asked about the demolition delay bylaw and if there was any penalty if someone tears down a structure without permission. A project can be stopped and reported to the State. They can be denied the ability to rebuild on that property.

Upon motion by Mr. Moalli and seconded by Mr. Dalton, the meeting was adjourned at 9:02 pm.

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

Future Meeting: January 13, 2009 at 7 pm, Room 203, Town House

January 27, 2009 at 7pm, Room 203, Town House

