

**Town of Kingston
Community Preservation Committee**

MINUTES
December 9, 2009

Chairman Dalton opened the meeting of the Community Preservation Committee held on December 9, 2009 at 7:05 pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

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

Arrived Late: David Gavigan and Ken Moalli

Upon motion by Mr. Hamilton and seconded by Mr. Ricci, following discussion and a 4-0-2 vote, it was

VOTED: to accept the minutes of December 2, 2009 as written

Ms. duBois and Mr. LaBrache abstained

Mr. Dalton explained he had distributed criteria sheets to Open Space Committee, Historical Committee and the Town Planner for their review and input. Ms. duBois stated Open Space had reviewed the 3 Open Space projects at their last meeting.

7:07 David Gavigan arrived

Holmes/Watson Preservation Restriction: Ms. duBois reported that Town Counsel had wanted to add 2 sentences regarding the use of CPA funds. She had questioned whether it needs to be signed again and has not heard anything yet.

Mr. Dalton reported he had sent an email to DOR asking legal advice but has not had a response yet.

Triphammer Project Update: Ms. duBois reported the Phase I site assessment from the consultant had a few errors they want corrected before they pass it on to the town.

Mr. LaBrache indicated he will attempt to have the financial report on projects for next meeting.

7:15 Brentwood Park: Presented by Mark Guidoboni

Mr. Guidoboni stated he was before the Committee representing his mother, owner of the property.

Overview: Parcel of land is on Brentwood Ave. and has some significant wetlands. For this reason, she is reducing her price from \$80,000 to \$50,000. The parcel has been presented to Conservation and Open Space. Conservation has written a letter indicating they do not support this project. Open Space has reviewed the project and feels it is a high priority only if it is combined with other parcels to create a corridor along the river. The Open Space Committee believes this project is better at a later date with more research on fisheries and species in the area.

Mr. Guidoboni indicated currently Kingston Scouts maintain 4 parcels in the Town. They would be interested in creating a walking trail from Brentwood Ave. to Montclair Ave. with a stone dust path. He feels this neighborhood could use a park/open space. A playground area, pavilion and picnic area are all possibilities with support from the Scouts.

He stated that development potential is not urgent although there is enough upland to build. The wetlands have not been certified by Conservation. Variances would be needed for sewerage and lot lines.

It was noted the Open Space Committee should not be listed as an applicant on this project.

Questions:

Ms. duBois asked if the wetlands had been flagged? She would like to see the lines determined by Conservation and the wetlands reflagged. She added that Open Space would like to see this parcel combined with the Solari Property (10 acres off of Station Street).

Ms. Kozodoy stated the Conservation Commission is opposed to building a park. She also questioned the ownership of the additional lot. It does not show up as Town of Kingston property. Mr. Guidoboni will try to clarify as it may still be in land court and has not been recorded.

Mr. Ricci suggested that Silver Lake High School provides park space and playground in this neighborhood.

Mr. LaBrache stated the parcel is assessed at \$21,400 but the asking price is \$50,000. In the current economic climate, he asked for justification. Mr. Guidoboni responded that as a house lot, this parcel would sell for over \$100,000.

Mr. Dalton stated that after walking the property, he doubts it would ever be a buildable lot but does like the idea of the corridor.

Ms. duBois asked whether the applicant had considered a land swap with lot 88 in order to make the lot larger. In addition, she asked if abutters had been notified. Mr. Guidoboni indicated abutters were at the Conservation Commission and stated they are not interested in having anything built there.

General Discussion: Mr. LaBrache reported this parcel was in tax title when it was purchased in 1999 for \$2400. Mr. Cole (previous Treasurer) did an assignment sale on the parcel and it just came through land court.

Mr. Hamilton questioned why the Committee would even score the project if there is not support from Open Space or Conservation. Mr. Dalton feels every project should be scored and the numbers will show lack of support.

Ms. Kozodoy stated this project was discussed at Conservation and the applicant can't have it both ways. If he wants to preserve the land, then you can't have stone dust, dogs, etc.

7:45 Town Report Preservation-Mary Lou Murzyn

Overview: 2 years ago, CPC granted money to preserve town reports to microfilm and website. The current application is to maintain those items for the next 5 years and preserve each new report in those 5 years. The Library History room and the Vendor are used as offsite storage. The request is for \$1750 for the next 5 years with expanded microfilming of the Town Record books. She indicated there is a balance of \$3155 from the initial project and is looking to transfer those funds to Phase II.

Mr. LaBrache stated you can transfer from one project to another as long as you reference/identify the source in the motion language.

Mr. Ricci would like to see the Town Record books at the Frederic C. Adams building when complete. They are currently stored in the safe at Town Hall.

Mr. Dalton questioned whether the annual storage costs fall under historic. Ms. Murzyn stated she does not have money in her budget to do this project.

Mr. Gavigan would be interested in seeing a picture of the Town Record book pages and then have the text transcribed so the public could search by text.

Mr. Dalton asked if there is a company with a better price. The vendor is King Information Systems and she was very happy with their work and care of the books.

8:00 Larson/Leigh Road-Diane Poirier

Overview: Ms. Poirier distributed changes to the original application with firm prices totaling \$92,000 from 2 owners. She has eliminated 5 parcels on the north side of Leigh Road that were mostly small wetland lots. The application now focuses on the south side of Leigh Road. She pointed out one lot between the blue lots on map is not available. She has still included the tax title properties because they provide continuity of open space. Kingston Shores will continue to back the project with \$1000 toward legal fees. She stated this is a very densely populated area with a need for wildlife and water quality preservation as well as character of town. She believes the land will get developed if not purchased.

8:10 Ken Moalli arrived

She reported several owners did not want to participate because they want to build.

Questions:

Mr. Ricci asked about current walking trails. Ms. Poirier stated there are few trails but Kingston Shores would be happy to take direction from Conservation on maintenance of property.

8:12 Mr. Ricci left the meeting

Mr. Labrache reported there is \$166,000 owed on the tax title properties. Legal fees would be expensive to take them. It would be best to ask the owners to donate the land in lieu of taxes. There is some question about whether the owners are still alive.

Mr. Hamilton stated a 40B proposal came up on this property for 16 units. There is so much congestion in the area, he would like to see the 40B option eliminated.

Ms. duBois thanked Ms. Poirier for the extra work and feels the project is now doable. She stated that with the Calista property, you are now combining 3 big parcels of land and protecting some important resources.

Mr. Moalli asked if the neighbors would agree to create active recreation like a playground on this land. Mr. Hamilton pointed out that Grays Beach Recreation area is less than 1 mile away.

There was discussion on assessments on several properties in the area and Ms. Poirier stated that many owners are confused and misled by assessments and value of their land.

Mr. Dalton stated he would like to see that middle lot (114) to make a contiguous site. He also requested a letter from Kingston Shores in support of project.

Mr. Poirier clarified that Kingston Shores will commit the \$1000 only if the property is purchased.

Mr. Moalli stated the project seems to fall in the spirit of the CPA to buy open space to prevent buildup.

Ms. duBois wanted clarification on who would own the property. It would be Town owned Conservation property.

8:30 Reed Terrace-Susan Woodworth

Overview: This project was originally presented in 2006 but was withdrawn over question of materials used. The Insurance Company has informed them it is a hazard.

Questions:

Mr. Gavigan asked how old the terrace was. It is at least as old as 1935 as seen in pictures from that year. Mr. Gavigan is concerned about the drainage from the roof and how it affects the terrace area.

Mr. Moalli stated that in late summer with the Reed Roof project upcoming the water is now diverted away from the terrace to outlet drains. Ms. duBois is concerned about the structure of the those drains and where the water is going.

Mr. Gavigan asked if whatever the stones will be set in will be permeable. Mr. Moalli stated that since the terrace must remain as intended, they can't add drainage.

Ms. Kozodoy asked what product will be used. Mr. Dalton explained that it must be the same product currently there or something acceptable for that time. He stated that the Historical Commission needs more information as there may be alternative that can be used.

Ms. Kozodoy asked about handicap accessibility. It is not currently handicap accessible.

Mr. Gavigan stated there have been complaints about handicap access to the Building Department with regards to the first car space.

Ms. duBois would like to see the handicap issue resolved. She would like to see a real design for the entire area and an application for that. In addition, she asked about the budget and whether it was based on estimates. Mr. Moalli stated it was based on estimates they got 3 years ago. She believes they should just use flagstone that is already there.

Ms. Woodworth pointed out the application doesn't address the handicap issue because they were concerned about the scope of the CPA.

Mr. LaBrache pointed out there is over \$50,000 leftover from the roof project that may be applied toward this project.

Mr. Dalton would like to see the materials there reused and for the applicant to research handicap issue, get new estimates and amend application.

9:00 Powder House-Susan Aprill

Overview: This application is contingent on transfer of ownership from David Holmes to the Town. She will only proceed if she has agreement.

Ms. duBois asked about price of moving. Ms. Aprill stated the cost includes moving. They are only taking the front half of the house, the original part with the plank framing. The Town will be responsible for rebuilding a wall and door on the part left behind. Mr. Holmes told current owner he would leave them with a usable shed.

Mr. Hamilton asked where it would be located at the Library. It will sit on a 20 foot square brick patio on the Green Street side of the Library. Two trees will have to be removed from site.

Mr. Gavigan asked where the work on the house would be done. It will all be done at the Library site. Mr. Dalton would like to see the building ready for National Registry consideration. Mr. Dalton also pointed out that a Preservation Restriction would be required.

Ms. duBois would like the patio to look historic, either with old brick or cobblestones. She would like to see horse hitches and granite markers as well.

Mr. Gavigan questioned the need for the removal of trees. Ms. Aprill stated the Library Trustees are willing to pay for replanting the area. Some of the site work will be wrapped into the work needed for the sewerage hookup.

New Business: Appraisals

Ms. duBois likes the idea of appraising both the Leigh/Larson Road properties and the Calista Property. She noted that two appraisals will most likely be required for Calista Property. She will contact an appraiser to do both properties.

Upon motion by Mr. Hamilton and seconded by Mr. LaBrache, the meeting was adjourned at 9:37 pm.

Future Meetings:

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