

**Town of Kingston
Community Preservation Committee**

MINUTES
February 10, 2009

Chairman LaBrache opened the meeting of the Community Preservation Committee held on February 10, 2009 at 7:02 pm in room 200 at the Town House, 26 Evergreen Street, Kingston, MA.

Present: Craig Dalton, Pine duBois, Mathew Hamilton, John LaBrache, Jason Lelio, and William Underhill

Absent: David Gavigan and Ken Moalli

Mr. LaBrache opened the meeting by reading the Public Hearing Notice.

Mr. LaBrache informed the public that 10 projects had applied for CPA funds with over 2.2 million requested. One project was withdrawn. Nine projects moved forward and 7 of those 9 projects were funded.

Frederic C. Adams Heritage Center Project-This project was approved by the Committee for funding of \$400,000. There were no public comments or questions.

Faunce School-This project was approved by the Committee for funding of \$28,714. There were no public comments for questions.

Reed Building-This project was approved by the Committee for funding of \$125,000 for the roof portion of the project only. There were no public comments or questions.

Holmes/Watson Boatyard-This project was approved by the Committee for funding of \$75,000. There were no public comments or questions.

Habitat for Humanity-This project was approved by the Committee for funding of \$50,000. There were not public comments or questions.

Triphammer Park-This project was approved by the Committee for funding of \$60,000. There were no public comments or questions.

Historic Properties Survey-This project was approved by the Committee for funding of \$20,000. There were no public comments for questions.

Groseclose Property-This project was not approved by the Committee for funding.

Mr. LaBrache indicated there was request from Gary Langenbach to reconsider this project with amendments. He would like to request \$135,000 with the contingency they will apply for Conservation Land Grant to be combined with CPA money for purchase. If they are not awarded the grant, the CPA money will be returned to the town. In addition, they are requesting \$5,000 from the CPA Administrative Fund to hire special counsel to negotiate purchase on property as well as place conservation restriction.

Main Street/First Parish-This project was not approved by the Committee for funding.

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

VOTED: to close the public hearing

Mr. LaBrache asked for discussion on reconsideration of the Groseclose property.

Ms. duBois stated she would like to see them apply for other funds such as Wildlife Fisheries. In addition, she would like to set a timeline of December 31, 2009 so that the Town knows if the money will be returned for next funding cycle.

Mr. Underhill asked how much money is available.

Mr. LaBrache calculated it is just over \$196,000.

Mr. Dalton indicated there was nothing to lose by putting money out, since it will come back to Town if unable to secure grant money. He suggested \$196,000 allows them to negotiate with owner to see if they can get price down.

Mr. Hamilton pointed out there isn't enough total in CPA funds for price of property.

Ms. duBois asked if the application could be held open until the Special Town Meeting in October.

Mr. Hamilton stated this sets a precedent and he is not in favor of bending the rules.

Mr. Underhill stated allowing them \$196,000 rather than the \$135,000 gives them a better chance at obtaining property.

Mr. Lelio stated the process is backwards. The Committee should know what the price is before setting any money aside.

Mr. Langenbach indicated that over the years 4-5 Open Space properties have been purchased with the contingency of land grant approval.

Maureen Thomas, Conservation Agent, pointed out it would be best if they had already negotiated but they only learned about the property recently when the owner came before the Conservation Commission.

Upon motion by Mr. Dalton and seconded by Mr. Underhill, following discussion and a 3-3-0 vote, it was

VOTED: not to approve the Groseclose property for \$196,000 in funding

Upon motion by Ms. duBois and seconded by Mr. Underhill, following discussion and a 3-3-0 vote, it was

VOTED: not to approve the Groseclose property for \$135,000 in funding

Ms. Thomas asked if the Committee was supporting the article reducing the CPA surcharge. Mr. LaBrache reported the Committee had voted to oppose this article.

Mr. LaBrache asked the Committee to consider using the remaining unused funds from the Marshall Joyce property to fund part of the Triphammer Park project. This \$10,000 will be combined with \$50,000 from the Open Space Reserve Fund.

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

VOTED: to allocate remaining unused funds from the Marshall Joyce Property purchase toward the Triphammer Park project, in combination with funds from the Open Space Reserve Fund.

Upon motion by Mr. Dalton and seconded by Mr. Lelio, the meeting was adjourned at 7:35 pm.

NEXT MEETING: March 3, 2009, Room 202, Town House at 7 pm

March 31, 2009, Room 203, Town House at 7 pm

May 12, 2009, Room 202, Town House at 7 pm

Respectfully Submitted,

Priscilla W. Brackett
Secretary