

**Town of Kingston  
Community Preservation Committee**

MINUTES  
February 4, 2009

Chairman LaBrache opened the meeting of the Community Preservation Committee held on February 4, 2009 at 7:00 pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

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

Arrived Late: David Gavigan

Upon motion by Mr. Underhill and seconded by Ms. duBois, following discussion and a 7-0-0 vote, it was

VOTED: to pay the Kingston Reporter for a bill dated 1/25/09 for a public hearing notice for the Community Preservation Committee in the amount of \$40.15.

Upon motion by Ms. duBois and seconded by Mr. Underhill, following discussion and a 7-0-0 vote, it was

VOTED: to pay the Community Preservation Coalition for a bill dated 2/2/04 for Coalition membership dues in the amount of \$2500.00.

Upon motion by Ms. duBois and seconded by Mr. Moalli, following discussion and a 7-0-0 vote, it was

VOTED: to pay Falcon Appraisal Services for a bill dated 1/30/09 for an appraisal of the Groseclose Property in the amount of \$350.00

The Committee established future meeting dates of March 3<sup>rd</sup>, March 31<sup>st</sup> and May 12<sup>th</sup>. The Committee will reorganize at the meeting of May 12, 2009.

Mr. LaBrache informed the Committee of need to vote for funding the FY 2010 Administrative fund as well as the 3 reserve funds. The Open Space, Historic Resources and Community Housing funds would each receive \$67,100 and the Administrative fund would be set at 5%. He indicated the reserves were receiving about 15% less than last year.

Mr. Dalton asked if the Administrative fund should be set at 10% since there may be a decrease in CPA funds collected. Mr. LaBrache indicated the 5% should be sufficient.

In addition, Mr. LaBrache informed the Committee there was a total of \$1,195,479.24 available to fund projects at tonight's meeting.

Upon motion by Mr. Hamilton and seconded by Mr. Moalli, following discussion and a 7-0-0 vote, it was

VOTED to allocate \$67,100 into the Open Space, Historic Resources and Community Housing Reserve funds, and to allocate 5% to the CPA Administrative fund.

A motion was made by Mr. Moalli and seconded by Mr. Hamilton to use \$2500 from the CPA Administrative fund to survey the irrigation system at the Opachinski fields.

Mr. Moalli explained the current system is not adequate and is causing damage to the fields. The need to dig a well on the property and duplicate the irrigation system but they need to survey current system first. Maintenance of the field is currently funded by the KYSO and the Town for \$75,000 each year. Money is going to waste.

Ms. duBois asked not to address this issue at tonight's meeting.

Following discussion, the motion was withdrawn by Mr. Moalli.

7:15 Mr. Gavigan arrived.

Mr. LaBrache informed the Committee there are two Petition articles on the Town Meeting Warrant regarding the CPA. The first reduces the surcharge from 3% to 1% and the second eliminates the surcharge at the end of 2010.

A motion was made by Ms. duBois and seconded by Mr. Underhill to oppose the Petition article to reduce the CPA surcharge from 3% to 1%.

Mr. Lelio would like to let the taxpayers decide if they want to continue paying the surcharge.

Mr. Underhill stated that the Adams project will most likely be before the Committee again next year and this reduction will in turn hurt that project.

Mr. Dalton explained there is legislation proposed to maintain minimum reimbursements to Towns. He feels by the time we move to eliminate/reduce the surcharge, the match will be increasing and we will miss out.

Mr. Hamilton stated that with all the cuts in the operating budgets of the Town, cutting the CPA by 2% makes sense. He explained that cutting positions without cutting CPA is hypocritical.

Mr. Moalli indicated that the average savings per household is only \$60. He stated the work that CPA has funded is admirable, the need is still huge, and CPA is the only

avenue to fund these projects. He explained that people with young children helped pass the CPA but have yet to see the benefits in the area of Recreation.

Mr. Lelio pointed out the only thing change is the percentage. There will still be money available.

Mr. Gavigan would rather see it reduced to 1% rather than eliminated.

Ms. duBois pointed out that citizens are able to get an exemption from CPA surcharge but if CPA is reduced and projects are funded through the General Fund, there is no citizens exemption.

Mr. Dalton stated that once it's reduced, it's very difficult to get back up and while the match may only be 30-40%now, once the economy rebounds, the match will increase again.

Upon motion by Ms. duBois and seconded by Mr. Underhill, following discussion and a 5-3-0 vote, it was

VOTED: to oppose the Petition article to reduce the CPA surcharge from 3% to 1%.

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

VOTED: to oppose the Petition article to eliminate the CPA surcharge at the end of 2010.

### Evaluation of Projects-General and Specific Criteria Ratings

#### Faunce School – request \$28,714.00

Project Update: It was reported by Paul Armstrong there is pine floor under the carpet but he is unable to estimate the cost for refinishing it, so would like the original amount requested to remain.

- This project received a total score of 445 from 8 Committee Members

#### Community Historic Properties Survey – request \$20,000.00

- This project received a total score of 360 from 8 Committee Members

#### Habitat for Humanity – request \$100,000.00

- This project received a total score of 401 from 8 Committee Members

Groseclose Property – request \$211,000.00-\$261,000.00

Project Update: The property appraisal came in at \$218,000.00 so the request is now \$225,000.00 with closing costs.

- This project received a total score of 352 from 8 Committee Members

Reed Community Building – request \$205,000.00

- This project received a total score of 443 from 8 Committee Members

Adams Heritage Center – request \$ 1,401,664.01

Project Update: The funding request has been revised and spread over the next two years. This years request is now \$498,290.91.

- This project received a total score of 506 from 8 Committee Members

Triphammer Park- request \$75,000.00

- This project received a total score of 395 from 8 Committee Members

Holmes/Watson Boatyard- request \$75,000.00

- This project received a total score of 421 from 8 Committee Members

Main Street/First Parish- request - \$100,000.00

Project Update: The funding request has been revised and is now \$35,000.00

- This project received a total score of 345 from 8 Committee Members

Project Ranking: 1. Adams Heritage Center 2. Faunce School 3. Reed Building  
4. Holmes/Watson Boatyard 5. Habitat for Humanity 6. Triphammer Park 7. Historic  
Property Survey 8. Groseclose Property 9. Main Street/First Parish

Fund Allocation Discussion:

Adams Heritage Center

Mr. Hamilton stated this project has now requested over 2 million total. He is not in favor of giving them the full amount requested. He would like to decide on a total amount to earmark for the project. He believes 1.5 million total is enough for completion of the project. Since they have already received \$800,000, he believes we should allocate an additional \$700,000 for the 1.5 million total.

Mr. Moalli doesn't want the Town paying for display cases. Town should only be responsible for building structural costs.

Mr. Hamilton doesn't want to support a museum designer in the cost.

Mr. LaBrache suggested that they allocate \$400,000 for each of the next 2 years which brings them to the original request of 1.6 million.

Ms. duBois is concerned about committing next years Committee that number.

Mr. Dalton suggested if they Committee was limiting the project to only \$800,000 additional in funding, they should consider giving them the full \$498,209.91 this year.

Ms. duBois pointed out that just because this project scored highest, doesn't mean it gets all the money.

Mr. Hamilton would like to limit the amount this project can receive next year. Mr. LaBrache indicated that can't be done.

There was a motion by Mr. Moalli and seconded by Ms. duBois to allocate \$300,000 for the Frederic C. Adams Heritage Center Project. This motion failed on 3-5-0 vote.

Upon motion by Mr. Gavigan and seconded by Mr. Hamilton, following discussion and a 5-3-0 vote, it was

VOTED: to allocate \$400,000 to the Frederic C. Adams Heritage Center Project.

#### Faunce School

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

VOTED: to allocate \$28,714 to the Faunce School with a Preservation Restriction attached to the property.

#### Reed Building

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

VOTED: to allocate \$125,000 to the Reed Building for the roof/cupola portion of the project.

Mr. Dalton indicated that the Town should be informed that the patio portion of the project can request funding next year.

### Holmes/Watson Boatyard

Mr. Dalton would like to fund only \$40,000 in order to qualify for the matching funds. He is concerned about buying property for another group.

Ms. duBois indicated the Town will have an interest in this historic property.

Mr. Moalli asked how the building will be used once it is restored. Ms. duBois indicate it will be used for boat storage. The Jones River Landing may run boat programs and store boats there. Mr. Lelio asked if there would be fees for boat storage.

Upon motion by Mr. Moalli and seconded by Ms. duBois, following discussion and a 7-1-0 vote, it was

VOTED: to allocate \$75,000 to the Holmes/Watson boatyard project with a Preservation Restriction attached to the renovated building.

Mr. Dalton stated the Committee is just giving money to pay the mortgage on the property.

Mr. Gavigan would like to give them some money to pay off the mortgage but have them responsible for raising funds for renovation.

There was a motion by Mr. Gavigan and a second by Mr. Moalli to amend the allocation to \$60,000 to the Holmes/Watson Boatyard project. This motion failed on 0-8-0 vote.

### Habitat for Humanity

Mr. Dalton would like to give a reduced amount to this project. He stated if the project is going to be done anyway, he would rather keep the money aside for future projects. This way we are funding a house in another Town.

Mr. Lelio indicated the group is simply recouping the money they already spent in Kingston.

Mr. Dalton pointed out the Town has already donated two house lots to the organization.

Mr. LaBrache explained the Committee could attach wording that restricts any future house built in Kingston, be occupied by a Kingston resident.

Upon motion by Mr. Moalli and seconded by Mr. Lelio, following discussion and a 7-1-0 vote, it was

VOTED: to allocate \$50,000 to the Habitat for Humanity project with a contingency that the next house built in Kingston must be occupied by a Kingston resident.

### Triphammer Park

Mr. Dalton would like to look at this project in tandem with the Groseclose project since they are both Open Space projects.

Mr. LaBrache indicated they didn't do this with the previous projects.

Upon motion by Mr. Hamilton and seconded by Mr. Gavigan, following discussion and a 7-1-0 vote, it was

VOTED: to allocate \$60,000 to the Triphammer Park project.

### Historic Properties Survey

Mr. Dalton reported the Historic Commission did not receive the matching grant.

Mr. Hamilton would like to push this project off until next year when they can apply for the grant again.

Mr. Dalton indicated the Commission would be willing to accept \$10,000 and do half of the properties.

Upon motion by Mr. Moalli and seconded by Mr. Gavigan, following discussion and a 6-2-0 vote, it was

VOTED: to allocate \$20,000 to the Historic Properties Survey project

### Groseclose Property

Upon motion by Mr. Moalli and seconded by Mr. Gavigan, following discussion and a 5-3-0 vote, it was

VOTED: not to fund the Groseclose Property project

Ms. duBois stated she would like to see them get something, especially if it can be combined with 30 acres of open space in Plympton. She indicated she does not think the property is worth \$225,000 but more like \$185,000.

There was a motion to reconsider by Mr. Moalli and seconded by Ms. duBois.

Mr. Hamilton stated he does not want to tie up money on a project that may not move forward and would rather wait until next year.

Following discussion, the motion to reconsider was withdrawn by Mr. Moalli.

### Main Street/First Parish

There was a motion by Ms. duBois and seconded by Mr. Dalton to allocate \$35,000 to the Main Street/First Parish project.

Ms. duBois explained that this funding would go to advancing restoration of an historic building so they can qualify for other grants.

Mr. Underhill pointed out the \$10,000 for Old Home Day benefits the Town but the \$25,000 for the survey benefits the Church.

Mr. Moalli explained he is uncomfortable with the whole concept as he is not sure any of it benefits the Town.

There was motion by Mr. Dalton and seconded by Mr. Underhill to remove the \$10,000 portion of the project request.

Mr. Dalton indicated that he thought the assessment would cost between \$5,000 and \$10,000. He asked if the Committee allocated \$10,000, could the Parish come up with the remainder.

Mr. Lelio would like to see a concrete need.

Dan King, Minister of First Parish, was recognized by the Chair and indicated the Historic Preservation Consultant indicate there are as many as 4 \$100,000 projects on the building.

Mr. Moalli would rather see the Parish front the money.

Ms. duBois pointed out that Historic Preservation is not a priority of the Parish as all their money goes to operations. She pointed out there are Preservation grants to fund the projects but they can only get them with a complete assessment.

There was a motion by Ms. duBois and seconded by Mr. Gavigan to allocate \$15,000 to the Main Street/First Parish project. This motion failed with a 3-4-1 vote. Mr. Dalton abstained.

Upon motion by Mr. Moalli and seconded by Mr. Gavigan, following discussion and a 5-0-3 vote, it was

VOTED: to accept the minutes of January 13, 2009 as written

#### New Business

Mr. Dalton requested the Committee consider allocating \$10,000 from the CPA Administrative fund for a building assessment of the Maple Street School building to be used for Affordable Housing.

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

VOTED: to allocate \$10,000 from the CPA Administrative Fund for a building assessment on the Maple Street School Building.

Upon motion by Mr. Hamilton and seconded by Mr. Lelio, the meeting was adjourned at 9:40 pm.

NEXT MEETING: Public Hearing, February 10, 2009, Room 200, Town House at 7 pm

*Future Meetings:* 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