

**Town of Kingston
Community Preservation Committee**

MINUTES
March 30, 2010

Chairman Dalton opened the meeting of the Community Preservation Committee held on March 30, 2010 at 7:03 pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

Present: Pine duBois, Don Ducharme, David Gavigan, Mathew Hamilton, John LaBrache, Ken Moalli and Paul Ricci

Absent: M. Kozodoy

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

VOTED: to accept the minutes of February 23, 2010 as amended

Mr. Ducharme and Mr. Ricci abstained

7:10 pm appointment-Olavo DeMacedo

Mr. DeMacedo presented a proposal for a land purchase of 43.5 acres abutting the Pottle Street Fields. He has personally signed a P&S with owner with the ability to sign it over to the Town at anytime. The asking price is \$150,000. 25 acres of the property are upland and the rest are wetland. Purchase of the property would allow for expansion of ball fields and most importantly a second access from Route 27/Brookdale Street directly opposite the Fire Station. This would allow for much faster Emergency access and would eliminate some traffic from the center of Town access.

Mr. DeMacedo has been before Recreation, KYSO, and Conservation. He is slated to go before the Board of Selectmen. He is working with Senator Murray's Office on the MBTA right of way/easement.

The current owner inherited the property from his uncle who did not want the property developed. He currently allows a paintball operation to use the land and would like to see that relationship continued. This has been discussed with Recreation. Owner does not want to pay for any appraisals. Mr. DeMacedo believes that because the property is landlocked, it should be an easy appraisal.

Mr. DeMacedo would like to have it engineered in hopes that some money could be appropriated for engineering fees to get it started. His estimate for engineering costs is \$20,000-\$40,000.

Mr. Dalton is concerned about timing. Traditionally, CPA has had a fall application deadline. He asked if the property could be held and brought forward next year, or if Mr. DeMacedo could hold the mortgage for a year. Mr. DeMacedo explained the property owner is elderly and it would be easier to deal with 1 person rather than multiple heirs. He is not receptive of holding the mortgage for any amount of time.

Mr. Dalton asked for a consensus of the Committee on whether they want to allow the project to move forward. All members agreed to allow further discussion. Mr. Dalton pointed out the Committee may want to consider changing the application process to rolling. Mr. DuCharme wanted it noted the Kingston Housing was denied in their request for a 30 day extension for an application in October.

Ms. duBois asked for clarification on breakdown of money. Mr. DeMacedo stated the purchase price is \$150,000 and estimates the appraisal at \$2500 plus closing costs.

Mr. Hamilton asked if a road will be allowed. Mr. DeMacedo stated there is enough frontage and will come out on a piece of Town of Kingston property on the corner of Rt. 27 and Brookdale Street. This is enough for a 2 lane road. We will have to pay for survey of easement adjacent to building since MBTA will not pay for survey.

Mr. Ricci asked if we have confirmation the MBTA will allow easement. Mr. DeMacedo stated he does not have any confirmation from MBTA but would still move forward with the property even without easement.

Mr. Moalli stated Recreation is very much in support of this project. He pointed out that Conservation is also in support. In addition, there is currently a road in the complex next to the MBTA tracks. In addition, Mr. Moalli pointed out that if there is an emergency on the field now, it is approximately an 11 minute wait for the ambulance. You can hear the siren the whole time as it makes its' way around to the field. The new access would reduce that wait time significantly.

Mr. Dalton stated he would investigate if CPA funds can be used for road work.

Ms. duBois suggested we ask Mr. DeMacedo to submit an application with more detail and to schedule a site walk. She asked if there was enough money to fund this project.

Mr. LaBrache stated that since the Powder House project seems to be back on, it will be tight. He pointed out that although they had appropriated \$1 million for the Calista property, it may be less than that.

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

VOTED: to allow applicant to submit an application within 2 weeks from today.

Mr. LaBrache indicated we need to move quickly on the appraisal. Ms. duBois asked that purchase price as well as survey and closing costs be included in application.

Mr. Moalli asked what a survey will do for us. Ms. duBois stated a survey will give us clear property lines and clear marking of the road. She would like to wait until next year for the engineering funding.

Mr. Moalli stated we should consider engineering costs in the application so we can start the process July 2010 rather than July 2011.

Mr. DuCharme would like to take a look at application process but thinks this is a good project.

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

VOTED: to spend \$2500 on an appraisal for the Hall Property from the CPA Administrative Fund

7:56 Mr. Gavigan left the meeting

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

VOTED: to pay Boston University for a bill dated 3/29/10 for JRVHS in the amount of \$8200.

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

VOTED: to pay Community Newspaper Co. for a bill dated 2/28/10 for the Public Hearing Notice in the amount of \$37.28.

A bill from Shepherd Associates was presented for payment but was tabled upon request by Ms. duBois since appraiser will not return her phone calls or emails and we have yet to receive the Triphammer appraisal.

Kennedy Donovan Center –

Mr. Dalton informed the Committee a representative from the Kennedy Donovan Center would like to come before the Committee to talk about the Historic House on that property they would like to donate as Affordable Housing. There has been general discussion about moving it to Calista property.

Mr. Dalton recognized Mr. Bott, Town Planner. Mr. Bott indicated the organization would move and rehab the house. He suggested other options include the Spring Street site and the other Calista property.

Mr. Dalton asked that the representatives be invited to the next CPC meeting to hear their proposal. He also pointed out the Conservation Commission wrote a letter indicating they have no interest in having Affordable Housing on the Calista property.

Powder House-

Mr. Dalton indicated the Library Board of Trustees are asking for reconsideration of the Powder House proposal. Mr. Dalton recognized Paul Gallagher, Selectmen. Mr. Gallagher urged the Committee to allow the reconsideration. He feels this project fits in the area with the Adams Heritage Center and is an important project.

Mr. Dalton stated the Library will have to clarify who will own the building.

Upon motion by Mr. Hamilton and seconded by Mr. Moalli, following discussion and a 6-1-0 vote, it was

VOTED: to allow reconsideration of the Powder House project and to include in Public Hearing.

Mr. Ricci voted in the negative

The Committee established the next meeting for April 13, 2010 for review and scoring of Mr. DeMacedo's application. Mr. Moalli will be liaison to this project.

Site walk of the Hall property was set for April 10, 2010 at 10 am.

April 20, 2010 was established as the Public Hearing date for the Hall property.

Mr. Moalli pointed out the importance of considering a rolling application process until this time of year. It would spread the work load and allow time for appraisals throughout the year. He stated we don't rate projects against each other, they stand alone.

Calista Update:

Ms. duBois reported the appraisal on the property came in at \$802,000. Mr. Moalli asked if Town Administrator as Chief Procurement Officer could now move forward with negotiations without a second appraisal. Mr. LaBrache indicated she can start negotiations at \$802,00 and negotiate a price but can't finalize a sale until after Town Meeting vote. Craig will follow up with Jill.

Triphammer Update:

Ms. duBois reported she is 98% certain we have the money to remove the dam.

Upon motion by Mr. Ricci and seconded by Mr. Hamilton, the meeting was adjourned at 8:35 pm

Future Meetings: April 13, 2010 at 7 pm Room 203

Public Hearing: April 20, 2010 at 7 pm Faunce Community Building

Respectfully Submitted,

Priscilla W. Brackett
Secretary