

**Town of Kingston  
Community Preservation Committee**

MINUTES  
March 31, 2009

Chairman LaBrache opened the meeting of the Community Preservation Committee held on March 31, 2009 at 7:01 pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

Present: Pine duBois, David Gavigan, Mathew Hamilton, John LaBrache, and William Underhill

Arrived Late: Craig Dalton

Absent: Ken Moalli and Jason Lelio

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

VOTED: to pay King Information Systems for a bill dated 2/17/09 submitted by the Town Clerk in the amount of \$1967.25.

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

VOTED: to pay Riverhill Museum Planning for a bill dated 2/14/09 submitted by The Frederic C. Adams Heritage Center Committee in the amount of \$2500.00

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

VOTED: to pay Riverhill Museum Planning for a bill dated 3/23/09 submitted by The Frederic C. Adams Heritage Center Committee in the amount of \$5000.00

Upon motion by Mr. Underhill and seconded by Mr. Hamilton, following discussion and a 4-0-1 vote, it was

VOTED: to accept the minutes of February 4, 2009 as written

Mr. Gavigan abstained

Upon motion by Mr. Underhill and seconded by Mr. Hamilton, following discussion and a 4-0-1 vote, it was

VOTED: to accept the minutes of February 10, 2009 as written

Mr. Gavigan abstained

Mr. LaBrache informed the Committee that the two CPA elimination/reduction articles have been ruled out of order by Town Counsel and will not be moved at Town Meeting.

Mr. LaBrache also informed the Committee that article 13, presentation of the CPA projects, has been reviewed by Town Counsel. He believes there will be push back on 2 projects; the Watson/Holmes boatyard and Triphammer Park as there is concern about the Town not owning these parcels.

Ms. duBois indicated that Goodwin Proctor has a letter of intent that allows the Town to do anything they want with the Triphammer Park parcel. The parcel will be owned by the Town.

7:10 Mr. LaBrache left the meeting

Presentation by the Kingston Housing Authority- Jennifer Russell, Jim Farrell, Robert Pinato, Phillip Tarantino, Cynthia Fitzgerald.

Mr. Farrell, Chair of Kingston Housing Authority, spoke about the 48 units of housing available in Kingston. He indicated they are currently looking for advice on obtaining additional units. They are researching hiring a consultant, obtaining both seed and grant money.

Mr. Dalton pointed out the Kingston Housing Authority should have a member on the CPC. He informed them there is \$250,000 of CPA funds currently set aside for housing.

Ms. Russell indicated that Marshfield is currently writing grants for homeowners, which provides affordable housing without the future maintenance costs involved.

Mr. Dalton stated the Maple Ave. School is currently being looked at for affordable housing.

Mr. Underhill felt they missed an opportunity to purchase the 8 unit property on Evergreen Street. He indicated that money continues to roll in for Affordable Housing and their job is to prospect all possible units in Town.

Mr. Farrell asked about the process for applying for CPA money. Ms. duBois described the application process, deadlines and the importance of appraisals.

7:20 Mr. LaBrache returned to the meeting

Mr. Farrell explained they are looking for units with 4 or more apartments. They currently have 16 people on the waiting list and have not placed anyone since last summer.

Mr. LaBrache pointed out that as of July 1<sup>st</sup>, there will be \$320,000 in the Affordable Housing fund.

Ms. duBois stated she was informed by the Community Preservation Coalition that land acquisition articles need a 2/3 vote at Town Meeting. She wants to make sure they projects are separated out in order to get the proper vote. Mr. LaBrache explained that each project will be brought up individually and that Town Counsel did not bring up the need for a 2/3 vote. Ms. duBois will follow up with Town Counsel.

Mr. Dalton reported the Historical Commission did receive the \$2500 grant from Historical Preservation Commission.

Mr. Dalton will check with Mr. Healey about the RFP for the Maple Ave. School building.

Upon motion by Mr. Hamilton and seconded by Mr. Dalton, the meeting was adjourned at 7:40 pm.

**Future Meetings:** May 12, 2009 at the Town House, Room 203 at 7pm

Respectfully Submitted,

Priscilla W. Brackett  
Secretary