

**Town of Kingston
Community Preservation Committee**

MINUTES
January 29, 2008

Chairman LaBrache opened the meeting of the Community Preservation Committee held on January 29, 2008 at 7:05pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

Present: Victoria Benassi, Pine duBois, Susan Farrell, Ken Moalli and William Underhill

Absent: Craig Dalton and Mathew Hamilton

Upon motion made by Mr. Moalli and seconded by Ms. duBois, following discussion and a 5-0-1 vote, it was

VOTED: to accept the minutes of January 15, 2008 as corrected

Victoria Benassi abstained

Mr. LaBrache reported he has responded to Ms. Janice Guidoboni concerning her property for sale on Brentwood Ave, informing her that the deadline for CPA applications has passed and inviting her to apply next year.

Mr. LaBrache informed the Committee the reserves for both FY09 and FY07 need to be established and voted. Mr. LaBrache pointed out that all unused money in the Administrative expense account is rolled back into the general CPA fund.

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

VOTED: to establish the FY09 reserves for Open Space, Historic Resources and Community Housing at \$78,500 each, and to establish Administrative expenses at \$39,500.

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

VOTED: to establish the FY07 reserves for Open Space, Historic Resources and Community Housing at \$83,778 each.

Mr. LaBrache reported there is currently \$1,673,687.58 available for use in CPA funds for this year. This number will increase again before Town Meeting based on tax bills due February 1st.

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

VOTED: to pay Turk Tracey & Larry Architects for a bill submitted by the Frederic C. Adams Center in the amount of \$1,224.50

The Committee established future meeting dates as follows:

March 11, 2008 at 7pm
April 8, 2008 at 7 pm
May 13, 2008 at 7 pm
June 10, 2008 at 7 pm

Evaluation of Projects – General and Specific Criteria Ratings

Frederic C. Adams Heritage Center Project – request \$614,260

- This project received a total score of 450 from 5 committee members

Marshall Joyce Wildlife Sanctuary – request \$185,000

- This project received a total score of 431 from 5 committee members.

Bradford House Archaeological Study – request \$19,000

- This project received a total score of 398 from 5 committee members.

Town Annual Report Preservation Project - request \$9,000

- This project received a total score of 320 from 5 committee members.

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

VOTED: to fund all four projects as requested for a total of \$827,260.

Ms. duBois pointed out the Criteria Sheets used to rate projects need to be reviewed in the future.

New Business

Ms. duBois explained a second appraisal is needed on the Marshall Joyce Wildlife Sanctuary property in order to apply for the self help grant by July 1, 2008. She asked if this could be funded with CPA Administrative expense funds. She estimates it will cost \$1500.

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

VOTED: to authorize Ms. duBois to pursue a second appraisal and use CPA funds as payment

Ms. duBois explained the property owner has requested a Purchase and Sales Agreement contingent upon Town Meeting vote. This will reassure the property owner we have an agreement and will lock in the price at \$175,000.

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

VOTED: to authorize Ms. duBois to ask Kevin Donovan, Town Administrator, to draft documents necessary for the Purchase and Sales Agreement.

Upon motion by Mr. Moalli and seconded by Mr. Underhill, the meeting was adjourned at 7:50 pm

NEXT MEETING: Public Hearing February 12, 2008, Town House, Room 200 at 7pm

Future Meetings: March 11, 2008, Town House, Room 200 at 7pm
April 8, 2008, Town House, Room 203 at 7 pm
May 13, 2008, Town House, Room 203 at 7 pm
June 10, 2008, Town House, Room 203 at 7 pm