

**Town of Kingston
Community Preservation Committee**

MINUTES
December 11, 2007

Chairman LaBrache opened the meeting of the Community Preservation Committee held on December 11, 2007 at 7:03pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

Present: Craig Dalton, Pine duBois, Susan Farrell, Mathew Hamilton and William Underhill

Absent: Ralph Calderaro, Ken Moalli and Robert Pinato

Upon motion made by Ms. duBois and seconded by Mr. Underhill, following discussion and a 4-0-2 vote, it was

VOTED: to accept the minutes of November 13, 2007 as corrected

Mr. Dalton and Mr. Hamilton abstained

Reorganization of Committee:

Upon nomination by Ms. duBois, seconded by Ms. Farrell, and a 6-0-0 vote, it was:

VOTED: to accept Mr. Dalton as Vice Chairman

New Business:

Mr. LaBrache reported he has not yet responded to the letter from Mrs. Guidaboni. In addition, he reported he spoke with Mr. Calderaro who has not yet responded to the Kingston Observer.

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

VOTED: to pay W.B. Mason in the amount of \$161.55 for Committee name plates.

Mr. LaBrache reported that two members' terms expire in the next month. Mr. Pinato has reported he is not interested in remaining on the Committee. Ms. Farrell reported there is another Housing Authority member interested in filling the seat. It was reported that Mr. Calderaro is undecided if he will remain on the Committee.

Frederic C. Adams Heritage Center Presentation-presented by Daune Frey.
There were 5 members of the public in attendance.

Overview:

- The restoration project continues with plumbing, heating and electrical work.
- The Committee has met with Architect and now has a solid design of floor plan.
- The elevator is still off the interior so as not to use up floor space.

Questions and Answers:

Mr. Hamilton asked what change there is in the estimates for the second phase. Mr. Bott, Town Planner, reported there was a second inflationary piece that would cover increases.

Ms. duBois asked the Committee to go green with the project as much as possible, including materials used. She would like this to be a goal of the project and to have a green and recycling component of the bid contracts. Committee reported that the Architect is very well versed on green alternatives.

Mr. Underhill asked about increasing the amount of insulation in the building. Mr. Bott reported they would need to have in blown in from the interior since they can't access walls from the outside.

Mr. Dalton noted that he would like to see the circular staircase salvaged for possible resale as well as the bookshelves. It was noted that when elevator addition is put on and building is opened, they may be able to get staircase and bookshelves out in one piece.

Mr. LaBrache noted that the Committee requested \$250,000 for phase one this year and not much of that money has been spent. He asked for a report on how money has been spent currently and if they will be ready for another \$600,000. Mr. Bott reported money has been spent as follows: \$15,170 for plans/Architect, \$8,000 for construction supervisor, \$15,000 for bid administration.

He explained they weren't able to get a bid last spring and therefore missed the deadline. However, they will be ready for this spring and construction will start as soon as the weather breaks.

Ms. Frey reported the Committee has researched other museums and felt a museum designer was important to create appealing exhibits that will draw in the public. \$17,000 has been added for this purpose.

Mr. Underhill questioned whether Phase 1 will be done before Phase 2 begins. Mr. Bott explained that the two aren't mutually exclusive. Some work will dovetail.

Ms. Frey added the bids for Phase 2 can't start until July and there is a chance that Phase 1 work will be completed by then.

Marshall Joyce Wildlife Sanctuary Presentation-presented by Pine duBois. There were 4 members of the public in attendance.

Overview:

- This is a 56,000sf parcel and is the closest property to the river on the east side of the highway.
- It contains a large cedar grove. Maritime community from the Juniper family that is vanishing as a grove complex on the Jones River.
- Allows access to Bay Farm through a 300 ft. conservation restriction secured by the Powell/Hackman on River St., purchased when the Town purchased the Bay Farm property.
- Over 100 names have been collected on a support petition.
- Purchase of this property is part of a larger effort to protect the Jones River.
- Proposing purchase primarily for wildlife access
- Proposing naming it after Marshall Joyce who took his inspiration from the Jones River.

Questions and Answers:

Mr. Underhill reported that this property came before the Conservation Commission last year and testified to the usage by wildlife.

Ms. duBois reported the Open Space Committee has a written agreement with the property owner for \$175,000. She stated self help grant money may be possible up to \$100,000 although she doesn't guarantee this since she is unsure of the competition for grants.

Mr. Underhill asked if this a definite agreement or is the property still on the market? Ms. duBois explained that it is still on the market because owner is nervous something will happen at the last minute to deter town purchase

Mr. Dalton stated that the building restriction for the Powell property only exists for 30 years. He would like to see that extended.

Ms. Farrell asked how there would be public access to the property. Ms. duBois stated public parking would be available at Mullikens' Landing and there would also be access from the river.

Barry Mathias, 80 Wapping Road, stated he has walked property and consulted with owner about possible usage. He has advised them to sell to the Town. Owner is willing to sell for less to Town because the naming of the property after her father is important to her. Appraisal valued at \$202,000.

Site walk for the property was scheduled for January 5, 2008 at 9 am.

Other Business:

Mr. Dalton made comments on projects presented at next meeting since he will not be able to attend.

Bradford House Archaeological Study: He questioned if the Committee should consider a Preservation Restriction on the Bradford House or if one already exists, we should obtain a copy.

Town Clerk Annual Report Project: This project seems similar to the Library project from last year. He is interested if the two projects can share the same software and work together.

Upon motion made by Mr. Hamilton and seconded by Ms. Farrell, the meeting was adjourned at 8:28pm.

NEXT MEETING: January 15, 2008, TOWN HOUSE, ROOM 203 at 7:00 pm

Future Meeting: January 29, 2008, TOWN HOUSE, ROOM 203 at 7:00 pm

Public Hearing: February 12, 2008, TOWN HOUSE, ROOM 200 at 7:00 pm

