

**Town of Kingston
Community Preservation Committee**

MINUTES
April 6, 2007

Chairman Calderaro opened the meeting of the Community Preservation Committee held on April 6, 2007 at 7:15 at the Faunce School, Green Street, Kingston, MA.

Present: Craig Dalton, Pine duBois, Mathew Hamilton and John LaBrache
Absent: Barbara Chandler, Robert Pinato and William Underhill
Guests: Gary Langenbach; Conservation Commission

Ms. duBois spoke to the Committee about the recent involvement of the Trust for Public Land with the MacFarlane Property purchase and a substitute for Article 21 for Annual Town Meeting.

Ms. duBois explained the Trust for Public Land (TPL) is a national non-profit organization helping communities acquire conservation properties. They assisted the Town with the purchase of the Bay Farm Open Space. Ms. duBois contacted TPL when negotiations stalled on the MacFarlane property and because of the complexity of the Trust established on the property.

TPL is willing to work with the Town and the Trustees. They have set up a meeting with Rockland Trust for next week.

The amendment allows the Town to cooperate with TPL. In addition, it allows TPL to negotiate with the Trustees and purchase the property.

Mr. Hamilton questioned why TPL would be more successful than the Town in this process. Ms. duBois explained TPL has a lengthy track record of purchasing property. TPL has been on the property and are a neutral party in negotiations.

Mr. LaBrache is concerned that there are no dollar figures in the amendment. He is concerned that the Town will be locked into a higher price negotiated by TPL. Ms. duBois explained that the Town is not obligated to purchase from TPL and price limits are affected by the self help grant maximum return.

Mr. Calderaro pointed out the original article would have to be voted separately and requires a 2/3 vote, and the new amendment only requires a majority vote since no money is involved.

Mr. Calderaro referred to the letter sent to the Selectman from Gary Langenbach about forming a negotiation team. TPL will take the initiative in this effort.

Mr. Hamilton asked how long TPL will hold the land before we have to pay them. Ms. duBois explained TPL waited 6 months for the Bay Farm purchase and it can vary.

Mr. Calderaro asked what our costs are to have TPL negotiate and hold the property. Ms. duBois stated there is a premium paid to TPL but it is not significant. She informed the Committee that Kevin Donovan is interested in working with TPL and will set up a meeting with the Selectmen.

Mr. Calderaro pointed out 2 issues moving forward with the new amendment. First, this would carry over the borrowing vote to the fall. Secondly, there is a question if the CPC will have to come back to take a vote to reopen the proposal as filed. However, waiting to the fall will allow the use of 2007 CPA money and require less borrowing.

Mr. Calderaro explained the new amendment allows the CPC to get a sense if the Town wants to move forward on the project.

Mr. Dalton questioned whether the amendment is even a CPC article since there is no CPA money attached to it. Mr. Calderaro explained that the CPC has accepted the proposal and want to move to the project but don't have a purchase price. This amendment allows the project to get closer to a purchase price.

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

VOTED: The Community Preservation Committee directs the Chair to take the substitute motion to the Town Administrator and Town Counsel for approval as the substitute for the language originally contained in article 21 on the Town Warrant regarding the MacFarlane property.

Upon motion by Mr. Dalton and seconded by Mr. LaBrache, the meeting was adjourned at 7:47 pm

NEXT MEETING: May 30, 2007, Town House, Room 203 at 7:00 pm