

**Town of Kingston
Community Preservation Committee**

MINUTES
May 1, 2010

Chairman Dalton opened the meeting of the Community Preservation Committee held on May 1, 2010 at 11:16 am in the Concession Meeting Room at the Pottle Street Athletic Fields in Kingston, MA.

Present: Pine duBois, Don Ducharme, David Gavigan, Mathew Hamilton, Marilyn Kozodoy and John LaBrache

Absent: Ken Moalli and Paul Ricci

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

VOTED: to accept the minutes of April 13, 2010 as amended

Upon motion by Ms. Kozodoy and seconded by Mr. Gavigan, following discussion and a 7-0-0 vote, it was:

VOTED: to pay We Print Today and UPS for bills dated 3/24/10 submitted by the Frederic C. Adams Heritage Center Committee in the amount of \$68.12.

Mr. Dalton acknowledged a letter received from Mr. Bornstein from the Kennedy Donovan Center. He asked Mr. Ducharme to follow up with Mr. Bornstein to see if the Housing Authority can work with him. Mr. Ducharme will speak with the Building Inspector about available land.

Hall Property Site Walk Review:

Mr. Hamilton believes it is a nice piece of property with lots of space for expansion of fields.

Mr. LaBrache questioned the viability of putting the road in.

Mr. Ducharme feels the property has lots of potential for Recreation, both passive and active.

Mr. Gavigan believes there is a lot highland and it is a good value.

Ms. duBois indicated with or without the road, the property is still worth purchasing. The road is going to be very expensive since it will cross wetlands.

Ms. Kozodoy believes the property is valuable but is concerned about the remaining years on the lease agreement with the paintball business and the length of the forestry plan. She indicated the Town may not be able to build any fields for 5 years due to agreement with paintball business if they continue to run business on this property.

Mr. Hamilton doesn't believe the Recreation Commission has intentions of building any fields within 5 years.

Mr. Dalton stated any expansion may be subject to some restrictions since this is an Archaeological sensitive site. Some digging will have to be done before fields are constructed. In addition, he questioned the need for a Conservation Restriction of property since it will be Recreation. Ms. duBois indicated you will need a Conservation Restriction at least on part of the parcel.

It was noted the Property is currently assessed for \$296,400.

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

VOTED: not to obtain an appraisal on the Hall Property since the assessed evaluation exceeds the purchase price

Mr. Dalton pointed out the application states the Recreation Commission will be responsible for maintenance of property and additional fields. He would like a letter from Recreation agreeing to be responsible for maintenance of property. Mr. LaBrache does not want maintenance addressed the motion.

Mr. Gavigan indicated Recreation will lease out maintenance of property just as they do now.

Mr. LaBrache reported because this property will be bought with CPA funds, construction of the fields can done with CPA funds.

Upon motion by Mr. Ducharme and seconded by Ms. Kozodoy, following discussion and a 5-1-1 vote, it was:

VOTED: to request a letter from the Recreation Commission agreeing to provide maintenance of the Hall Property and to provide associated costs information.

Mr. LaBrache abstained and Mr. Gavigan voted in the negative

Mr. Dalton added if they road is not viable, the engineering costs can be dropped from amount requested.

The Committee requested a copy of the Chapter 61 Forestry Plan for property. Priscilla will obtain plan.

Mr. Dalton is concerned about the legalities with the paintball lease and would like Town Counsel to take a look at it. Mr. Hamilton suggested the Committee request that Recreation speak with Town Counsel about any liabilities of the paintball agreement.

Mr. Dalton requested when the 5 year lease expires, the paintball business be help responsible for clean up and removal of tires.

Ms. duBois reported Mosquito Control currently sprays this area once a week because mosquitoes are so prevalent. The mosquitoes that breed in the tires are different from other breeds.

Mr. Gavigan suggested if we purchase the property, we should specify they must drill holes in the tires or use different barriers.

Mr. Dalton suggested the Conservation Commission may want to draft a letter to Recreation regarding this matter. Ms. duBois would like Mosquito Control to be involved. Ms. Kozodoy will follow up with Conservation.

The Committee scored and rated the Hall Property Application. The project scored 511 points and was ranked 4th.

Mr. LaBrache reminded the Committee, they will only have \$600,000 to spend next year.

The Committee reviewed the draft of the CPA motions for Town Meeting. Mr. LaBrache stated any changes to the motion language should be emailed to him by 9 am Monday (5/3/10).

Calista Property:

Upon motion by Ms. duBois and seconded by Mr. Hamilton, following discussion and a 7-0-0 vote, It was:

VOTED: for the Committee to enter into Executive Session for the purpose of negotiation of the purchase of property and will continue in public session at it's conclusion

The meeting reconvened in public session at 12:04 pm.

Mr. Dalton urged the Committee to settle the money amounts attached to the projects.

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

VOTED: to fund the Calista Property for a total of \$950,000, using \$450,000 from this years CPA funds and \$500,000 to be bonded.

Mr. Hamilton suggested that is the Calista Property comes in lower, that money be used to fund the engineering fees for the Hall Property.

Upon motion by Ms. duBois and seconded by Mr. Gavigan, following discussion and a 7-0-0 vote, it was:

VOTED: to release the appraisal by Shepherd Associates on the Calista Property to the Calista family.

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

VOTED: to fund the Hall Property for a total of \$152,500; to be revisited before June 1, 2010 for possible funding of the engineering fees in the amount of \$40,000.

Mr. Dalton is concerned there is no documentation for the \$40,000 engineering costs.

A meeting date was set for May 25, 2010 at 7pm at the Town House.

Ms. duBois reported the appraisal for the Leigh/Larson Road project should be available very soon.

Mr. Dalton is concerned that appropriate Restrictions on all projects are listed in motions.

Upon motion by Mr. Hamilton and seconded by Mr. LaBrache, the meeting was adjourned at 12:35 pm.

Next Meetings: May 11, 2010: Public Hearing in Room 203 Town House at 7:00 pm
May 25, 2010 Room 203 Town House at 7 pm

Respectfully Submitted,

Priscilla W. Brackett
Secretary