

**Town of Kingston
Community Preservation Committee**

MINUTES
May 25, 2010

Chairman Dalton opened the meeting of the Community Preservation Committee held on May 25, 2010 at 7:01 pm room 203 of the Town House in Kingston, MA.

Present: Pine duBois, Don Ducharme, Marilyn Kozodoy, Mathew Hamilton, and John LaBrache
Absent: David Gavigan, Ken Moalli and Paul Ricci

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

VOTED: to accept the minutes of May 1, 2010 as amended

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

VOTED: to accept the minutes of May 1, 2010 Executive Session as written

Upon motion by Mr. Ducharme and seconded by Ms. Kozodoy, following discussion and a 5-0-1 vote, it was

VOTED: to accept the minutes of May 11, 2010 as amended

Mr. Hamilton abstained

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

VOTED: to pay \$2750 to Community Opportunities Group for a bill submitted by Tom Bott, dated 5/11/2010 for work on the Affordable Housing Plan, from the CPA Administrative Fund.

Mr. Ducharme abstained

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

VOTED: to table a bill submitted by Shepherd Associates until the complete bill is received for the appraisal on the Leigh/Larson Road properties.

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

VOTED: to pay \$10.15 to UPS from CPA Administrative Funds for a bill dated 5/15/10 to send information packet to New England Appraisal Co.

The Committee set the next meeting for June 15, 2010 at 7 pm

Review of Motions:

It was noted the FinCom is now supporting the Calista property but is not supporting the Powder House.

Mr. Dalton indicated language for Article 2, Calista Property, has been changed to allow for application of Land grant.

Mr. Dalton questioned bonding versus taking a note. Mr. LaBrache explained you can pay the interest only on a bond for 3 years but after that you need to start paying principal and after 5 years, the entire amount must be paid off. A note will be for 1 year.

Mr. Dalton reported he had spoken with Stuart Saginor at Commuiny Preservation Coalition. The Coalition suggests the note language be very specific so Treasurer can't change terms.

Mr. Dalton reported the motion will state "Open Space" which leaves it open for the possibility for Recreation on the property. Ms. duBois pointed out the Conservation Restriction will define uses of the property.

Ms. duBois reported there is a good chance they will receive the Land grant. Application is due 7/15/10 by 3 pm. Mr. Dalton suggested we have an appraiser ready to go on second appraisal. Ms. duBois will arrange to have an appraiser ready and have an appraisal completed by 7/1/10. She will make sure Land grant application gets completed.

Review of Article 56:

Motion 2-Mr. LaBrache will have information for funding sources for Town Meeting

Motion 4-need to add the word "preservation"

Motion 5-(Reed Terrace) Mr. Dalton questioned if this number should be reduced. It could free up to \$11,000. Mr. Hamilton was uncomfortable reducing the number without input from Mr. Moalli. Committee decided to meet prior to Town Meeting at 6:30 in KIS Library to discuss.

Motion 6-(Powder House) need to change "accept' to grant" Mr. Dalton pointed out he had informed the Library Board of Trustees they must have a deed restriction on building.

Motion 8 –language change of "for purpose of Open Space including conservation and passive recreation". Also change "accept" to "grant".

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|-----------------------------|-----------|-----------------|
| Leigh/Larson Road breakout: | purchase: | \$113,000 |
| | closing: | \$ 10,000 |
| | CR: | <u>\$ 3,000</u> |
| | | \$126,000 |

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

VOTE: to reduce allocation of CPA funds for Leigh/Larson Project to

\$126,000.

It was noted the tax delinquency on one property from this project will not affect the purchase price. The owner will be notified of issue in the purchase and sales and it must be paid in full before transfer of title.

Ms. duBois noted there were no closing costs for the Marshall Joyce property and if Town Counsel is under retainer, why do we have to pay him closing costs. She stated a process needs to be established that makes property purchases less complicated.

Appraisals:

Ms. duBois reported we are still waiting on the Hall Property Appraisal. It is expected by end of the week. If it comes in lower than \$150,000, we can't buy property.

Ms. Kozodoy questioned why Mr. Hall will be allowed to continue with his forestry plan after the sale. Ms. duBois stated it will be up to the Town if they want to allow it. It will be written in the P&S agreement.

The Committee would like Ollie to be a part of the negotiation team with Jill and a CPA Committee Member. Ms. duBois volunteered.

There was a reminder of Committee Members reappointments.

Upon motion by Ms. duBois and seconded by Mr. Hamilton, the meeting was adjourned at 8:38 pm.

Respectfully Submitted,

Priscilla W. Brackett
Secretary