

**Town of Kingston  
Community Preservation Committee**

MINUTES  
June 15, 2010

Chairman Dalton opened the meeting of the Community Preservation Committee held on June 15, 2010 at 7:15 pm room 203 of the Town House in Kingston, MA.

Present: Pine duBois, Don Ducharme, Marilyn Kozodoy, Mathew Hamilton, and John LaBrache and Paul Ricci

Arrived Late: Ken Moalli

Absent: David Gavigan

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

VOTED: to pay Shepherd Associates a total of \$2000, for 2 bills dated 5/14/10 6/14/10 for appraisals on Leigh/Larson parcels, to be paid from the CPA Administrative fund.

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

VOTED: to accept the minutes of May 25, 2010 as amended

Upon motion by Mr. Ducharme and seconded by Mr. LaBrache, following discussion and a 6-0-1 vote, it was

VOTED: to accept the minutes of June 1, 2010 as written

Mr. Ricci abstained

Upon motion by Mr. Hamilton and seconded by Mr. LaBrache, following discussion and a 6-0-1 vote, it was

VOTED: to release the Executive Session minutes of May 1, 2010

Mr. Ricci abstained

Calista Property:

Ms. duBois reported the second appraisal for the Calista property is in process. Town Counsel has drafted the P&S. Work on the grant will begin soon. Ms. duBois will be asking for help from Maureen Thomas. Ms. duBois has spoken with Wildlands Trust about the Conservation Restriction. She has asked them to walk the property.

Mr. Dalton would like Wildlands Trust to talk to the Committee about Conservation Restrictions.

Mr. LaBrache questioned the status of the donation of gift money toward Calista property. Ms. duBois reported the donor had promised the donation prior to Town Meeting but the actual number is not firm. She would like advice regarding the timing of the donation, so as not to jeopardize receiving the full amount from the State.

Mr. Dalton questioned if the gift money would go into the CPA open space fund. Ms. duBois stated in theory it could be used to pay for Calista but the State requires the full amount paid by the Town.

Mr. duBois reported the timeframe for closing on Calista is most likely November. The Calista family has kept the property on the Conservation agenda just in case the deal doesn't go through with the Town.

Mr. LaBrache asked about the timeframe for borrowing. Ms. duBois stated the borrowed money would need to be available in time for closing, approximately 11/15/2010. We can't buy it until the State gets us a Notice to Proceed in October. Ms. duBois will keep the Committee advised about process.

Leigh/Larson Property:

Ms. duBois reported the P&S documents have not been drafted yet.

Hall Property:

Ms. duBois reported there is a P&S document. She will follow-up since the Town needs to have something signed by July 1<sup>st</sup>.

Ms. duBois stated the wetlands need to be delineated. She suggested proposing it to Conservation for their review of feasible crossing of wetlands. Ms. Kozodoy will follow-up with Conservation although she is concerned that Conservation does not have someone licensed for wetland delineation. Ms. duBois stated we are just looking for a calculation of the area of wetlands right now.

Mr. Dalton feels the easement should be pursued. The engineering study can wait until the easement issue is settled. He would like Wildlands Trust to check the wetland delineations.

Mr. LaBrache reported the CPA Administrative funds are returned to the undesignated CPA fund at the end of the fiscal year. These funds cannot be encumbered. Next year there will be \$33,000 in this fund. He cautioned the Committee all past votes for use of Administrative Funds get paid out of the current year. We will be turning in back \$20,000 to the general CPA fund this year.

Mr. LaBrache stated there may only be enough money to pay off the Calista loan and fund 1-2 projects.

7:40 Mr. Moalli arrived

Mr. Dalton referenced a letter from the Sewer Commissioners regarding a sewer hookup for the Calista property. Ms. duBois indicated we can't do anything until we buy the property. We don't have the authority. They are still pursuing their options through the Planning and Conservation Boards. Memo will be sent informing Sewer Commissioners of timeframe for closing.

Town Meeting Wrap Up:

Powder House-Mr. Dalton received a call from Mr. Brack. He is happy to move forward with the transfer.

Reed Terrace-Mr. Moalli asked if some the project money can be used to get a design plan. The Committee agreed this was an appropriate use of money. Ms. duBois suggested he speak with Mr. Armstrong regarding ADA requirements and ask him if contractor can do the plan.

Mr. LaBrache has signage for projects. Mr. Hamilton will put one at the Bradford House and Ms. duBois will put one at Triphammer.

Four members need to be reappointed and sworn in before next meeting. Mr. LaBrache is waiting for reappointment from Selectmen. Mr. Ducharme, Mr. Hamilton and Mr. Moalli are all being reappointed and will be sworn in.

Mr. Ducharme reported the Kennedy Donovan Center is still looking for land to put the house on. He will check with Mr. LaBrache for other town owned properties.

Next meeting dates will be scheduled for July 13<sup>th</sup> and July 27<sup>th</sup>.

The Committee accepted the resignation of the secretary effective 6/30/2010.

Ms. duBois would like CPC members to be consider "special employees" which offers more protection under the conflict of interest regulations. She would like an opinion from Town Counsel to see if there are benefits or drawbacks to being "special employees".

Upon motion by Mr. Moalli and seconded by Mr. Ricci, the meeting was adjourned at 8:00.

Respectfully Submitted,

Priscilla W. Brackett  
Secretary