

**Town of Kingston  
Community Preservation Committee**

MINUTES  
September 16, 2009

Chairman Dalton opened the meeting of the Community Preservation Committee held on September 16, 2009 at 7:03 pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

Present: Craig Dalton, Pine duBois, Mathew Hamilton, Marilyn Kozodoy, John LaBrache, Ken Moalli  
Arrived Late: David Gavigan  
Absent: Vickie Benassi, Jason Lelio

Discussion of minutes of August 11, 2009 regarding Triphammer funding request. Ms. duBois wants clarification that the project requirement is \$60,000 total. She indicated Town Counsel is doing due diligence on the funding to avoid a DOR/accounting issue. This matter is currently in a state of flux still awaiting word from Town Counsel whether all funding can come from the Open Space designated funds.

7:05 David Gavigan arrived.

Upon motion by Mr. LaBrache and seconded by Mr. Moalli, following discussion and a 5-0-2 vote, it was

VOTED: to accept the minutes of August 11, 2009 as written.

Mr. Gavigan and Ms. Kozodoy abstained.

Mr. LaBrache indicated the December meeting will conflict with the State Election set for December 8<sup>th</sup>. The December meeting was changed to December 9<sup>th</sup> at 7 pm.

Mr. LaBrache reviewed the current CPA financials. There is 1.4 million to use this year as of August 2009. There will be another disbursement from the State in October available to use next year.

Mr. Moalli inquired about interest on CPA funds and where it goes. Mr. LaBrache stated all interest goes to the undesignated account.

Mr. LaBrache informed the Committee that the Auditors have found that the CPA funds are not collateralized and not insured. The bank will agree to collateralize the money but will reduce the interest rate.

Mr. Hamilton asked how much the interest rate reduction would be. Mr. LaBrache indicated it would be about a 25% reduction of the current rate. He is currently writing an investment policy for the Town which involves moving money from a bank that is rated yellow by veri-bank reports to a green bank.

Ms. duBois would like to see the money distributed between multiple banks to make sure that it is insured in addition to spreading the risk. Mr. LaBrache indicated that with 2.8 million in CPA funds, that would mean distributing funds to 10 different banks. He is comfortable leaving it as it is and taking the interest rate reduction. This would be approximately \$700/quarter.

Mr. Hamilton and Mr. Moalli defer to Mr. LaBrache and his decision.

Mr. Gavigan asked if using multiple banks would hurt our own rating. Mr. LaBrache stated it would not.

There was no progress reported on the review of the CPA criteria sheets.

Preservation Restrictions for Reed and Faunce buildings are being worked on by the Board of Selectmen with Town Counsel. The Board of Selectmen feel the Restriction on the Reed only needs to be on the roof. The Historical Commission wants the Restriction on the entire building. Mr. Dalton will follow up with the Board of Selectmen.

Mr. Moalli reported that bids are in on the Reed roof and the winning bid is much lower than anticipated. It is at least \$50,000 less than requested.

Mr. Moalli reported there is confusion about the type of roof that can be put on-do they use an inferior product in order to look historic? Mr. Dalton stated the Historical Commission needs to be notified of intentions and they should have come before the Historic Commission before the bid went out.

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

VOTED: to pay the Patriot Ledger for two bills dated 8/30/09 for bids requests on the Reed Building in the amount of \$378.46.

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

VOTED: to pay a bill dated 9/7/09 from the Boston University Department of Archaeology for the Jones River Village Historical Society project In the amount of \$5000.00

A bill was presented for King Information Systems \$120.00 for annual storage fee for duplicate rolls of microfilm of annual Town reports. There is question whether the original application included funding for storage fees. Mr. LaBrache, liaison for this project will follow up for clarification from Town Clerk and report back.

Mr. Dalton reported that both the CP3 and CP1 reports have been filed for the State.

Ms. duBois reported that Mass Historic has not yet responded regarding the Preservation Restriction for the boatyard.

In addition, Ms. duBois reported there has been lots of activity with the Triphammer Park project. A title commitment and some survey work has been done. They are in the last stages of retaining Craig Ellis to do site assessment. Ms. duBois is inclined to wait until the dam is out, probably next summer, to get appraisal as she believes it will be higher without the dam. She estimates to be 1 month away from giving all the paperwork to the Town. They are currently drafting a Conservation Restriction on the property for the Town.

Mr. Dalton informed the Committee on the upcoming hearing at the State House on SB90. Mr. Moalli reported that Representative Calter is in support of the bill.

Mr. Labrache handed out information regarding the Town of Randolph's use of affordable housing CPA funds.

Mr. Gavigan stated the Planning Board is going over the Affordable Housing Plan and hiring a consultant. He reported that DCHC doesn't like the kind of plan Randolph is using, they only want new housing starts. Mr. Dalton stated Marshfield has a program of CPA grants for residents to buy homes and then there is an affordable housing restriction placed on the house. Mr. Dalton will follow up with Kingston Housing Authority to see if they have plans for the next round of applications.

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

**Future Meetings:** October 13, 2009 at the Town House, Room 101 at 7pm  
November 10, 2009 at the Town House, Room 101 at 7pm  
December 9, 2009 at the Town House, Room 203 at 7pm

Respectfully Submitted,

Priscilla W. Brackett  
Secretary