

TOWN OF KINGSTON
COMMUNITY PRESERVATION COMMITTEE

MINUTES
January 5, 2011

Chairman Kenneth Moalli opened the meeting of the Community Preservation Co,mmittee held on January 5, 2011 at 7:00 p.m. in Room 203 at the Town House, 26 Evergreen Street, Kingston. Present were Chairman Kenneth Moalli, Craig Dalton, Pine duBois, Donald Ducharme, David Gavigan, Matthew Hamilton, Marilyn Kozodoy, John LaBrache, and Paul Ricci.

Mr. Moalli advised that Committee Secretary Kathryn Robichaud had resigned. He further added that the minutes were not available and would be ready for the next meeting. No bills were presented for review.

On matter of CPA signage, Mr. LaBrache advised that an order was placed for a small-size sign. The Committee discussed the use of a stone or granite sign as was used at Mulliken's Landing. Ms. DuBois advised that the stone and was donated and after sandblasting, the name was scribed into the stone. Mr. LaBrache said he would look into the cost.

Mr. Moalli suggested that he ask Diane Poirier to talk to the Rocky Nook Association regarding the name for the three properties purchased with CPA funds in the Rocky Nook area.

The Committee discussed signage whether signage would be needed for the Hall property since it is not visible except through the Opachinski Complex. It was determined that none was needed at this time.

Mr. Moalli stated that he received a letter of support from Ralph Calderaro for the Jones River Historical funding request. He also advised that the Green Energy Committee's request for the Community Farm had been withdrawn, as well as the Hillcrest Road application.

Craig Dalton addressed the application of the Historical Commission for \$35,000 funding for a Phase I Survey to determine if there are artifacts on the Calista and Hall properties. He stated that the survey will determine sensitive areas that could be avoided if the property was developed. Mr. Dalton stated that if it were determined that artifacts did exist, it would be necessary to do a Phase II study which would include a dig of the areas identified. It was noted that a grant application for funding for the survey was approved for funding by Mass Historic Commission.

The Committee discussed the fact that artifacts that were found during the survey would be removed from Kingston and stored. Mr. Dalton stated that it was required that a registered archeologist follow procedure and store the items in a certified storage area but that the items would still belong to the Town.

Paul Ricci questioned why the survey was needed and Mr. Dalton advised that it would determine areas to avoid for development. Ms. duBois stated that it would aid in where the parking lot at the Calista property would be located so as not to disturb sensitive areas.

The Committee used the rating sheet to review the project and the rating sheets will be reviewed when the Committee meets to vote on the projects that will be funded.

Dennis Carvalho, Mark Guidoboni and Richard Veno were present to discuss the request for funding of the restoration of the Town Wharf.

Mr. Carvalho stated that the harborfront services 225 boats, 15-25 trailers on a weekend and 25 canoes and the wharf is an important part of the operations.

Mr. Veno provided a history of the wharf which dates back about 100 years. He also provided historical facts about the ship building concerns that were documented in the Local History Room at the Library.

Mr. Veno stated that they were seeking funds to have a maritime engineer survey the wharf and determine the best plan for the restoration. He stated that the survey would identify how best to stabilize the wharf.

Mr. LaBrache asked who currently maintains the wharf and Mr. Guidoboni advised that the Highway Dept. maintained the roadway to the wharf.

The Committee discussed the quotation presented for the cost and suggested that the cost of a more intensive study to include borings should be obtained. Paul Ricci suggested not doing the study and putting the money into restoration. Ms. DuBois stated that the study would be required to obtain information that would be needed for permitting by various agencies.

Conservation Agent Maureen Thomas was present and advised that a plan would be required.

The Committee discussed how the project complied with the purpose of the fund. Ms. Kozodoy said funding the project under Historical Preservation was paramount and Mr. Moalli said it would be appropriate to fund the engineering for the project but had concerns if the CPA percentage was reduced that funds may not be available next year. Mr. Underhill, member of the Conservation Commission stated that funding the engineering should be evaluated on its own merits and not be effected by the cost for the restoration project. Mr. Veno was requested to obtain two estimates for a more detailed study of the wharf for the Committee to consider.

Under New Business, Mr. Moalli stated that the Committee would request that the Town Administrator move to find a replacement for the Secretary. Mr. LaBrache advised that the Town Administrator had an appointment with the Wage and Personnel Board to discuss the classification of the position as an Executive Secretary and compensated with a stipend. He stated that currently, said positions are compensated at \$5,000 per year but Wage and Personnel was studying the workload and would determine and appropriate hourly rate for FY13. It was noted that the funding request for Town Meeting is currently \$3,000. Ms. Kozodoy suggested that the Board have input on the job description and the person hired. Mr. Dalton and Mr. Gavigan expressed that the stipend seemed excessive. Mr. Ducharme stated that the Secretary for the Committee was the support system who was responsible to keep accurate records and carry out the actions of the Committee and it was worth the compensation.

Mr. Moalli said he would request a copy of the job description from Ms. Myers.

The Board discussed the agenda for the next two meetings. The meeting on January 19, 2011 would include interviews that had been previously scheduled; 7:15 p.m. Major John Bradford House Historic Preservation and Restoration, 7:50 p.m. Historic Preservation, Restoration and Rehabilitation of the George Shiverick Catboat known as Bacalaju, and 8:25 p.m. Hall Property Engineering.

The meeting on February 9, 2011 would include the interviews from the December 14, 2010 meeting that was cancelled; 7:15 p.m. Triphammer Park Historic Pavillion, and 7:50 p.m. Holmes Boatshed Restoration, 8:25 p.m. Surprise Hose House Restoration.

Upon motion made by Mr. Hamilton and seconded by Mr. Dalton, on a unanimous vote, it was—

VOTED: To adjourn at 8:40 p.m.

Respectfully submitted:

Nancy M. Howlett