

Community Preservation Committee

April 13, 2011 – 7:00 P.M.
TOWN OF HANOVER

The following minutes are from the meeting of the Hanover Community Preservation Committee held Wednesday April 13, 2011.

The following Committee members were present: Diane Campbell, William Scarpelli, Gary Young, Harry Dunn, Ted Pacheco, Wally Kemp, John Barry, and John Goldthwait.

Member Jeff Puleo was absent.

The Chairman Diane Campbell opened the meeting at 7:00 p.m.

Town Building Study/ Curtis School

The Committee met with Bob Murray, Facilities Engineering Manager to discuss the Town Building Study. Mr. Murray explained to the Committee that the Town Building study was in draft form and that he had recently sent his own comments to Drummey, Rosane, Anderson, the architectural firm developing the study for redrafting. The Chairman, Diane Campbell was concerned because the CPC had not been notified that the Selectmen planned to submit an article to Town Meeting to demolish the Curtis School based on the draft of the building study. The Committee told Mr. Murray that they would have wanted the Historic Commission to have been consulted prior to the decision being made by the Selectmen. Harry asked what Mr. Murray thought about the feasibility of rebuilding the Curtis School. Mr. Murray felt that it was not feasible due to a severe mold issue. Mr. Murray gave the Committee the draft of the section of the Building Study that pertains to the Curtis School and has made the entire draft available on line to the Committees. The Committee will discuss this issue further prior to Town Meeting.

120 Circuit Street

The Committee discussed the potential purchase of open space at 120 Circuit Street. John Barry recused himself from the discussion and any votes on this issue and left the room. Bill Scarpelli told the Committee that he had walked the land and was impressed by the trails and amount of upland. He felt that the inclusion of the pond would be an asset to the Town. Wally Kemp who also serves on the Open Space Committee told the Committee that the Open Space Committee was favorably impressed with the property and they also felt that the pond would be an asset. Patrick Gallivan, Hanover Conservation Agent told the Committee that this land had been forested responsibly. He explained that this was one of the only large open space areas in this part of Town and that it had a high wildlife habitat value. Several residents from the Hillside Drive and Circuit Street neighborhood spoke in favor of the Town purchasing this property and felt that it would be a good purchase for the Town to help maintain habitat and allow an area for passive recreation. Wally encouraged the Committee to support the purchase. He then motioned to recommend the use of CPA funds to acquire the property at 120 Circuit Street as outlined in the Forestry Management Plan. Ted seconded the motion and it was so voted unanimously. Harry made a motion to increase the amount recommended for this purchase from \$550,000 to \$600,000 in order to cover any legal fees, conservation restriction or any other unforeseen costs. Ted seconded the motion and it was so voted unanimously.

645-655 Center Street

The Committee reviewed the proposed article as submitted to the Warrant for the May 2, 2011 Town Meeting. The Committee had some differing views on the future of the project but decided that they should show solidarity at Town Meeting. Each member agreed that they would allow the Chairman to

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speak in favor of continuing with the project as outlined in the article. They Committee reviewed a handout created by the CPC Coordinator and agreed to use this at Town Meeting to gain support for the article at Town Meeting.

Debt Service Buy Down

The Committee discussed the proposed article regarding the buy down of the debt service incurred for the King Street field project. The Board had voted to recommend using \$800,000 of Undesignated CPA funds for this. The potential purchase of the property at 120 Circuit would leave the undesignated fund balance lower than what is necessary to pay down \$800,000. The Committee has the option to reduce this amount on Town Meeting floor or to utilize future revenues along with the undesignated reserve funds.

The Committee reviewed and voted on the following minutes:

February 2, 2011 – Wally motioned to approve as written. Harry seconded the motion and it was so voted unanimously.

February 9, 2011 – Harry motioned to approve as written. Ted seconded the motion and it was so voted unanimously.

March 9, 2011 – Ted motioned to approve as written. Harry seconded the motion and it was so voted unanimously.

April 5, 2011 – Harry motioned to approve as written. Bill seconded the motion and it was so voted unanimously.

The Committee will meet on May 2, 2011 at 6:30 p.m. at the High School prior to Town Meeting.

John made a motion to adjourn at 8:40 p.m. Gary seconded the motion and it was so voted unanimously.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted by:

Margaret Hoffman

Community Preservation Coordinator