

# *Community Preservation Committee*

October 8, 2008 – 7:00 P.M.

TOWN OF HANOVER

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The following minutes are from the meeting of the Hanover Community Preservation Committee October 8, 2008.

The following Committee members were present:

Diane Campbell, Michael Stone, Wallace Kemp, Peter Johnson, William Scarpelli, Stephen O'Leary and Mike Tivnan.

Scott MacFaden of Wildlands Trust, Mary Dunn and Hal Thomas of the Open Space Committee, Steve Carroll from the Housing Authority and Joe Zemotel of the Advisory Committee and Town Planner Andrew Port were also present.

Diane Campbell, Chairman, called the meeting to order at 7:08 p.m.

The Committee reviewed the minutes of the September 3, 2008 meeting. Wally made a motion to accept the minutes as written. Michael seconded the motion and it was so voted unanimously.

Mike Tivnan told the Committee that he would be resigning as the representative to CPC from the Park and Recreation Committee but that April Manupelli would be replacing him. He introduced April to the Committee.

Diane opened a discussion concerning the property located on Washington Street known as the Cushing Property. She gave a brief history of what has taken place on the property and explained that the CPC wanted to get together with the other town committees to discuss what the Town might want to do if the owners of the Cushing Property were willing to consider the sale or preservation of the large tract of land. Scott MacFaden of Wildlands Trust then introduced himself and explained that the Wildlands Trust and the North South River Watershed group were very interested in helping the town with any preservation proposals for the land. Diane then went on to explain that the organization that oversees the Cushing facility has gotten a new CEO and asked if anyone has met her. Steve Carroll told the Committee that he and Andrew Port, the Town Planner had met last year with the previous CEO, Paul Hudson to discuss any possible sale or development of the property, but that they had not met the new person, Joanne Simmons. The Committee then discussed the need for all of the Town's interests to be taken into consideration before any one group was to meet with the Cushing representative. The Committee then suggested that the Town Planner talk to the Planning Board and formulate an ad hoc committee with representatives from the Housing Authority, Open Space Committee, and Planning Board and any other interested committee to get together and approach the Cushing property representatives with a unified proposal. The Town Planner and the Community Preservation Coordinator will present the idea to the Planning Board and organize an informal committee.

The Community Preservation Coordinator updated the Committee on the status of the purchase of the property at 553 Center Street. The purchase and sale has not yet been signed by the Selectmen. They are waiting for the final draft of the Conservation Restriction and for the Phase 1 environmental study to be done. Scott MacFaden told the Committee that he had sent the draft of the Conservation restriction to the State Executive Office of Energy and Environmental Affairs for their input. The Committee had gotten three estimates to have the Phase 1 Environmental Study done. Michael Stone motioned to select Nover-

Armstrong Associates, Inc. as the firm to perform the study. Steve O'Leary seconded the motion and it was so voted unanimously.

The Committee discussed the need to process invoices and contracts for projects in the time between meetings. Michael Stone then made a motion to grant Margaret Hoffman, Community Preservation Coordinator the authority to sign and pay all invoices up to \$10,000 for projects, purchases and contracts as required or previously approved by the Community Preservation Committee. Steve O'Leary seconded the motion and it was so voted unanimously.

The Community Preservation Coordinator asked the Committee to review the draft of a memorandum of understanding that the Committee can use going forward. She also asked for their comments on a draft of the 2008 Annual Report of the Committee. The final draft of the Annual Report is due to the Selectmen by November 7, 2008. The Coordinator will email these documents to the Committee members for their review.

The Committee asked the Coordinator to contact the DPW and ask them to mow the lawn at the property at 645 Center Street.

The Town Planner presented the Committee with a draft of the RFP for the property at 645 Center Street. He gave a brief overview of the document and asked that the Committee get their comments back to him as soon as possible. He would like to get it out to the paper as soon as possible.

Diane gave the Committee an update on the recent Housing Authority meeting. The Housing Authority met to discuss the feasibility study that was completed on the property at Legion Drive. Steve Carroll also told the Board that the Housing Authority met with residents of the area and went over what their concerns were.

The Committee discussed the need to be more proactive with the projects that are proposed for funding. The Committee reviewed the Historical and Housing master plans that were approved last year. Peter Johnson talked about initiatives that the Historical Commission was working on including the restoration and preservation of the town's historical cemeteries and preservation of town documents. Michael Stone told the Committee that we have a responsibility to bring forward proposals for CPC funds ourselves after getting input from all members of the committee.

Peter Johnson made a motion to adjourn at 9:30 p.m. Michael Stone seconded the motion and it was so voted unanimously.

**The meeting was adjourned at 9:30 p.m.**

Respectfully submitted by:  
Margaret Hoffman