



Community Preservation Committee

MINUTES

March 13, 2013

Those Members and Staff Present: Diane Campbell, Chairman; William Scarpelli, Vice Chairman; Frank Brierley, Richard DeLuca (7:10PM), John Goldthwait, Michael Holland, Dr. Wallace Kemp; DMI Administrative Asst. Sandra MacFarlane-Conservation Office

Those not present: Jonathan Chu

Others present: Lesley Molyneaux; Parks and Recreation Chairman and Vice Chairman Michael Tivnan and Chris Brown, respectively, and Administrative Asst., Lauren Devine 7:00 PM

- Chairman Campbell opened the meeting and welcomed all present.
- Minutes- January 9, 2013:
After review of the minutes and upon a motion made by Members Holland and Goldthwait respectively, it was voted 6-0-0 to accept the minutes as presented.

Rich DeLuca arrived at 7:10 PM.

- Review and Discuss Warrant Articles submitted to Warrant:
 - Hanover Open Space Map- The Chairman recognized Mr. Lesley Molyneaux in the audience regarding this item. After a brief discussion, the Committee agreed upon favorable action on this item.
 - Stetson House Dehumidifier- Although taken out of order, Mr. Molyneaux asked and was granted permission to speak about the dehumidifier for the Stetson House. He noted that he has contacted the Board of Overseers of the Stetson House, the Town Manager and others as a reminder that this purchase should happen as soon as possible to achieve compliance with current standards for such historic storage. In response to Committee Member Brierley's questions regarding the change to the amount requested for the dehumidifier, Mr. Molyneaux stated that the Grant and the requested amount of \$12,500 may not cover the type of commercial grade dehumidifier required. Further, that to meet these standards it may require double that amount- up to \$25,000. The Chair assured Mr. Molyneaux that the members understand the importance of the situation, and will take the \$25,000 under consideration with the CPC Coordinator, Ms. Hoffman. (Committee Member DeLuca arrived at 7:10 PM)
 - Open Space Acquisition – Webster St.- The Committee questioned the amount listed in the article as it was \$75,000 over the purchase price of \$300,000. Chair Campbell explained that additional funds were requested in anticipation of various post-purchase costs such as Conservation Restrictions, generally around \$5,000 to \$10,000, and possible legal costs. In response to Mr. Goldthwait's questions regarding the status of the purchase and sales agreement, Chair Campbell explained that the price was firm at \$300,000 and that the P & S was binding at this time. A brief discussion occurred regarding legal and other possible fees which should be anticipated, resulting in a recommendation to have the CPC Coordinator, contact the Chair regarding this issue. The Committee was in support of the article as presented, contingent upon explanation of the additional funds over the purchase price.

- Update on Forge Pond Park- Mike Tivnan and/or Dan Pallotta
Mr. Tivnan gave an update on the progress at Forge Pond Park, noting that due to recent reassignments regarding maintenance for buildings and Town owned properties, DPW Superintendant Victor Diniak is no longer the primary resource for completion, maintenance and/or future care of the Park. He explained further that resident and former Selectman/Moderator Daniel Pallotta has stepped forward to volunteer his time and efforts to this cause at no cost to the Town. He was pleased to announce that with finalization of the plans, that engineering is completed, and that construction bids are out. In addition, that the ball fields are well on their way to completion. He anticipates construction commencement for the pavilion and other buildings, etc. by May 1st of this year and completion by this Summer. He added that the two (2) Eagle Scout Projects were finished and included a canoe ramp as well as a one (1) mile hiking trail that connects the park with the Town's walking trail system north of the fields. Future plans include regional tournaments for little league, soccer and lacrosse, as well as many community events to get families out and involved. Further that it is expected to see revenue produced by the Summer, adding that the establishment of a revolving fund will help achieve a *self-sufficient* status for the park.

In response to the Chair's request for a financial report on the project, Mr. Tivnan reported that Mr. Pallotta has an up-to-date financial report that he's been working on and that it will be submitted as soon as possible.

Chair Campbell thanked Mr. Tivnan for the update. She also reminded him that there is a vacancy on the Committee due to the lack of a representative from his committee, Parks and Recreation. He assured the Chair that he will bring it up at the next Parks and Rec. meeting.

Although not on the agenda, Mr. Tivnan requested and was granted permission to comment on another parcel in Town donated by Amos Gallant. He noted his Committee's desire to have jurisdiction over the parcel, as it is one of the only possible recreational parcels available in the northern part of Hanover. He noted it as a possible home for the historic barn originally located at the 645 Center St. parcel. The Chair and member Goldthwait gave a brief history of the site noting its original intention as a memorial field/park. Chair Campbell added that she thought park benches, a playground, memorial gardens, and other passive recreation was a more appropriate use of the site rather than ball fields. Mr. Tivnan stated that with the Forge Park ball fields coming to fruition, he saw little resistance to such an idea, even if his committee was to take jurisdiction of the parcel. In response to the Chair's question regarding cooperation with Open Space and Historical Committees, Mr. Tivnan said "Absolutely". A brief discussion ensued regarding limited space for parking and the overall size of the parcel, further guaranteeing a community park in lieu of additional ball fields.

In regard to moving the barn to this site, Committee member Goldthwait noted past concerns with vandalism. Mr. Tivnan added that when finished, hopefully there would be enough use to avoid such concerns. Also that if the barn was erected on this site, Parks and Rec. would request a small portion of the barn for maintenance tools. There was no opposition to sharing the barn for such a purpose.

Dr. Kemp asked Mr. Tivnan to comment on the Warrant article regarding the 45 acre Webster St. parcel purchase. Mr. Tivnan noted support for the purchase. Dr. Kemp

announced that a site walk was scheduled for March 30th and invited all present to attend. He noted that the CPC Coordinator will be sending out more information on the time and location to meeting via e-mail.

Chair Campbell announced that a meeting with the Advisory Committee is scheduled for March 27th and that time and location will be sent via e-mail shortly.

Committee Member Goldthwait recommended a full accounting of all open projects, their expenses-to-date and current balances. He noted that he recommended the Committee receive and review the report prior to Annual Town Meeting.

A brief discussion ensued regarding marketing and appropriate placement of signage for CPC projects. Dr. Kemp noted that there wasn't a lot visible regarding CPC involvement at Barstow Village. The Chair suggested the placement of permanent interior signs. All agreed that increased marketing was required including interior and exterior signage – "Purchased with CPC funds" or "Repaired by CPC funds", etc. Mr. Goldthwait made the suggestion of placing a poster at Annual Town Meeting with photos of CPC projects and their enhancement of the Town, positioned so that people could see it as they walk in. He further suggested that such a poster could be a Scout or School project with guidance provided by the Committee and/or CPC Coordinator. Mr. Molyneaux, who was still present in the audience, offered the idea of more info on the website with a link to the State's website for State matching and general funding information. The above ideas were all well received.

Regarding CPC funding from the State, the Chair noted a 26% to 28% match for the upcoming fiscal year. She reiterated the importance of reviewing a financial report for all ongoing projects and current balances in each fund. A brief discussion ensued regarding financial items and the necessity for the Town to report current balances on all funds available for Open Space and associated maintenance to achieve a full understanding of what's available and in order to make future plans. She stressed cooperation of all three committees. Committee Member Brierley stated that Ms. MacFarlane had recently made such a report to the Conservation Commission regarding available funds for the Commission to use. In response to the Chair's request for information, Ms. MacFarlane reported that there were currently three funds for such use under the jurisdiction of the Conservation Commission. She noted the balances in each and explained their use and restrictions as follows:

- a. Conservation Land fund- a fund established in 1974 by Annual Town Meeting vote for the Commission to purchase land for Open Space purposes, noting, however, that this fund has been used in the past for appraisals, materials to build wooden foot-bridges, and other trail enhancements projects.
- b. Greenways Trail account- a fund established by MA Greenways and Trails Grant programs through the years, for use to maintain and establish trails through Hanover that connect to the overall State-wide Greenways Trail System.
- c. Luddam's Ford Park account- also established with Grant money to maintain and enhance the park, its trails, and the fish ladders associated with the Luddam's Park Pond portion of the Indian Head River.

She noted that with the establishment of the Town Manager Act, approval for use of the funds would also pass through the Director of Community Services and Town Manager, as well as the Commission.

Committee member Brierley stated that the Open Space Committee and Conservation Commission will be working in cooperation to fund several trail projects in the near future.

Chair Campbell thanked member Brierley and Ms. MacFarlane for their information regarding funds. In response to questions regarding the remaining Warrant Articles on the agenda, it was agreed to take them up at the next meeting.

Upon a motion and second made by Committee Members Goldthwait and Brierley, it was voted 7-0-0 to adjourn the meeting.

Minutes Respectfully Submitted by

Sandra D. MacFarlane, DMI Administrative Asst., Conservation Office.