

Community Preservation Committee

January 14, 2020 – 7:00 P.M.

First Floor Hearing Room

Hanover Town Hall

The following minutes are from the meeting of the Hanover Community Preservation Committee held on January 14, 2020. The following Committee members were present: James Coulter, Chairman, William Scarpelli, Jonathan Chu, Mary Dunn, John Goldthwait, Steven Louko, and Richard Deluca. Administrative Assistant Janet Tierney was also present.

James Coulter, Chairman, opened the meeting at 7:02 p.m.

The Committee continued their discussion of prior CPC funding articles, and expressed that they are pleased with the list of funding articles provided by Assistant Town Manager Ann Lee. They agreed that it is a great start, but they will need more information added. In particular, they would like to see the amount actually spent, and the article language so that they can check on what has been done, and what could be done in order to determine if the entire remaining amount should be swept back into the CPC or Town Account.

The Committee has scheduled Bob Murray to attend a future meeting and they plan to discuss the status of the Town Hall shutters in relation to an article that specifically mentions exterior improvements for Town Hall.

The Committee wishes to be kept informed of the progress of approved projects and is hopeful that working with Ann Lee will resolve previous communication issues. Committee Member John Goldthwait agreed to be the point man working with Ann, noting that Ann is very prompt, accurate and a pleasure to work with.

John Goldthwait gave a brief overview of the recent Board of Selectmen Special Meeting he had attended on January 13th. Administrative Assistant Janet Tierney confirmed that neither the Town Manager nor the Board of Selectmen will place an Article on this year's Town Meeting Warrant requesting a reduction in the CPC surcharge.

The Committee discussed the Salmond School. Mary Dunn provided some history on the location, pointing out a historical area known as "Chicken Alley", which was used as an encampment during the depression. It was also noted that there are wetlands on the Salmond School property. Steve Louko informed the Committee that there is a Hanover Master Plan Goal of enhancing accessibility to Hanover's historic village, namely the Four Corners area, as well as to bring housing there. He further noted that cluster housing requires open space. If Salmond is used for cluster housing, "Chicken Alley" might be saved.

Having an annual item on their housekeeping meeting agenda regarding taking back unused money was discussed. The Committee will ask Finance Director Lincoln Heineman to obtain Town Counsel's opinion on whether or not they need a formal vote in order to take the unused money back or could Ann handle it with CPC approval. The Committee acknowledged that a disagreement as to whether or not a project is done could lead to the necessity of a Town Meeting

vote. The possibility of having a sunset clause in every article which would include the projected completion date and a statement that after such date, the money is returned to the CPC account was discussed. John Goldthwait will also seek guidance from the Head of CPC in Boston.

The Committee discussed a past appropriation for a prior Town Clerk to transfer Town records to microfiche. The money was never spent. The current Town Clerk is now using the funds. Section 60 Act 44B does not allow for changing the appropriations purpose once it is given. If the current Clerk is using the funds for other purposes it will need to be looked into however, if since microfiche is obsolete, the money is being used for other methods of preserving the records, the purpose may not have changed.

The Committee expressed an interest in learning who the current guardian of the checkbook is, noting that in years past, it was former Town Planner Peter Matchak.

The Committee discussed the December 3rd meeting minutes, and made the following changes:

- on page 1 Steve Louko spells his first name with a “v” not “ph”
- on page 2 paragraph 3 remove the word “reviewed” and insert “was made aware of”
- in the same sentence remove the wording ”and provided the following” and insert “including the following”
- remove all secondary (commentary) bullets

The Committee approved the December 3rd meeting minutes as amended.

The Committee discussed the Draft of Warrant Article 7 – Appropriate CPC Revenues for FY2021. The Committee expressed an interest in learning where the 5% for administrative services referenced in section IV of the Article is going, as well as what the 5% equates to monetarily. The Committee will ask the Finance Director how he is allocating the 5%, and voted to accept the language of Draft Warrant Article 7 as presented.

Steve Louko gave an overview of the status of the Rails to Trails project. Bids were due back on February 11th. The lowest bidder will conduct a feasibility study. Steve met with the Town Administrator of the Town of Rockland, who shared documents and numbers from their similar project. Steve wants to be sure that Sandy MacFarlane in Conservation or Michele Grenier the Town Planner passes that information along to whomever conducts the feasibility study. Steve suggested that they do the project in phases, first choosing and tackling the easiest portion of the project and applying the Grant programs 80% to that portion. Michele Grenier has informed Steve she is working on this and he believes she has taken charge of it. The idea of having someone come and remove the rails for free and take the metal as payment was discussed as a good option for generating project funds. The Committee will need to see the study in order to see what 20% would be monetarily.

The Committee discussed the Draft Warrant Article to Amend Language for Multi-Use Recreational Facility. The Committee would like to see Hanover Build the Boards Inc. added to the list of sponsors for this article below Parks and Rec. The Committee will hold a public hearing on this article at their next meeting on Tuesday, February 11th at 7:00pm, and invite the people from Hanover Build the Boards, Inc. so that they can explain the need for the change in language. In the meantime the Committee agreed to approve this article as a placeholder in the warrant and then vote whether or not to support it after the above mentioned public hearing.

The question of whether or not the application for Affordable Housing Trust will be coming up at this Town Meeting or pushed to next year was raised. Tom Burke of the Affordable Housing Trust Board of Trustees is asking if CPC needs to go to Town meeting to move money to the Trust or if they can do it themselves. Michele Grenier the Town Planner is currently checking with Town Counsel on whether or not a Warrant Article is necessary for this action. The application form Michele provided was past the due date in November of 2020. The Committee has in past years had an annual article to move 10% to the Affordable Housing Trust, however the Trust has to ask for it annually. The Trust stopped asking for it and it fell off the radar. The Committee noted that this is another area where dedicated support would be helpful.

Steve Louko discussed ideas from the Master Plan Committee regarding putting a first time home buyers program and/or a program to help low income people fix their septic systems in place. He noted that if they worked with CPC they could possibly come up with something the Committee could approve, however they currently don't have a representative sitting on CPC.

The Committee plans to reach out to Parks and Rec and the Affordable Housing Trust to ask them to each designate a representative to sit on CPC.

The next meeting will be held on Tuesday, February 11th at 7:00p.m.

The meeting ended and adjourned at 9:06 p.m.

*Respectfully submitted,
Janet Tierney*