

Plymouth Community Preservation Committee Minutes for Thursday July 13, 2023

The CPC met at 6:00 pm in the Great Room at Town Hall with video option.

In attendance were: Bill Keohan – Chair, Karen Buechs, Betty Cavacco, Allen Hemberger, John Mahoney, Randy Parker (via video), and Mike Tubin (at 8:06p after another meeting). Absent were: Birgitta Kuehn and Russ Shirley.

The agenda was adopted as presented.

No Minutes were reviewed.

Future Agenda Items

The follow agenda items were added for discussion at future CPC meetings: a.) Limiting the number of times an applicant can apply for funding. b.) hire staff for CPC administrative work.

2023 Fall Town Meeting Articles

Article 9D (Open Space) and 9F (Housing) will be discussed in Executive Session at the next CPC meeting.

Old Business

Presentations to CPC by Applicants. John said that applicants should give presentations to the CPC explaining the benefits to the Town before submitting an application, then submit an application is writing for review if the project has merit. Betty asked if presentations are required by the CPA process. Bill said a written application is required per page 5 of the CPC application. Allen said that in some cases a presentation isn't needed because the benefits to the Town are self-explanatory, for example a significant land transfer at a discounted price.

Housing. Karen and Betty said housing should be a priority. Bill said organizations need to apply and there have been few applications. Bill suggested a housing workshop at Town Hall or one of the high schools with housing organizations, stakeholders, developers, advocacy groups, and interested parties.

A Conservation Restriction is needed for Article 9A Darby Pond from 2022 Fall Town Meeting.

CPC Coalition. Betty made a motion to join the CPC Coalition. Karen seconded the motion. The Coalition provides information and advice on CPC issues facing municipalities as well as lobbying and support in the State Legislature. Bill said it costs ~\$8,000 for Plymouth to join. Allen said we should wait until the full committee is present before we vote. Betty said we have a quorum, and the full committee may not be present for some time. The motion passed with five in favor to join the CPC Coalition (Bill, Karen, Betty, John, and Randy), and one against (Allen).

CPC staff support. John is in favor of hiring part-time staff to support CPC. He suggested using the job description from the City of New Bedford. Betty said a college degree isnt necessary. Derek Brindisi, Town Manager, said don't get sidetracked on qualifications yet. Decide on what duties are needed and go from there. Derek said that a high skill set will be needed if the part-time support staff is dealing with Town departments, legal staff, etc. Derek said that CPC staff support should be used for responsibilities beyond clerical work, such as following up on warrants.

CPC legal support. Bill wants to hire a lawyer to deal with routine CPC issues such as land appraisals and purchases. CPC has always retained its own lawyer for faster turn-around. Derek said that the Town has seven lawyers that are available to work with CPC. Betty made a motion to hire staff support and use Town lawyers. John seconded the motion. John said he always supported CPC having its own lawyer in the past, but the situation has improved with using Town lawyers. Bill said we should vote with a full committee, and consult first with Town departments (Human Resources) before taking a vote. The motion passed with four in favor (Karen, Betty, John, and Randy), and two against (Bill and Allen).

Gurnet Lighthouse. The Town submitted a Letter of Interest to GSA on 6/26/2023 to acquire the property. Derek talked to the GSA last week. A site visit is scheduled for early September.

Hedges Pond. John asked about the status of the lead abatement at the cabins at Hedges Pond. Derek said the buildings have been sealed with a coating that will lower the cost of demolition.

New Business

Lynne Barrett, Director of Finance, gave an update on CPA account balances. \$2.7 million is available to pay down debt for Stephens Field and Jenny Pond. \$2.67 million will be set aside for Stephens Field. Bids will be open in two weeks. Dave Gould said work at Jenny Pond (dredging) will begin in Fall 2024. Lynne said that the only CPA account with a balance is Housing (Open Space and Historic do not). Lynne also said that closing out previous CPA accounts where all the funds weren't used will add to CPA balances.

Public Comments

Dale Webber and Gerry Siricco, Precinct 3 Chair and Vice Chair, respectively, said they will submit an application to upgrade the Historical Training Green. Walkways need to be repaired.

Steve Lydon supports the idea of hiring staff to assist the CPC.

Everett Malagutti said that CPC should join the CPC Coalition. Everett also said that Bug Light, LLC, should deal with Gurnet Light and not the Town since they have more experience.

Waterfront Historic District

Mike gave an update on the proposed expansion of the waterfront historic district (the meeting that just ended). It was an informational meeting. Two residents were against the expansion. Harry Helms, a member of the Select Board was against the expansion because it didn't extend far enough. Harry would like it to extend to the Historical Training Green, not just the waterfront.

Executive Session

There was no Executive Session

The meeting adjourned at 8:32 pm.

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