

## **Plymouth Community Preservation Committee Minutes for Thursday July 27, 2023**

The CPC met at 7:00 pm in the Great Room at Town Hall with video option.

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

### Executive Session

Executive session was held to discuss certain real estate and related issues that have recently come before the committee.

At 7:05 pm all voted individually to begin Executive Session.

At 7:46 pm all voted individually to conclude Executive Session

The agenda was adopted as presented.

No Minutes were reviewed.

### 2022 Fall Town Meeting Articles

The Chair gave updates on Articles passed at 2022 Fall Town Meeting: 9A Darby Pond; 9B Spire Center; 9C Stephens Lane Estuary; and 9D 1857 Foundry Marina.

### Old Business

Karen made a motion to buy, lease, or otherwise procure a photocopier for CPC to replace the one that was repurposed by the Town. Russ seconded the motion. The motion passed unanimously.

Staff support for CPC will be hired in coming months based on the needs of the CPC. CPC will work with Town offices regarding the hiring process (Human Resources), creating a job description, and terms of employment.

The Town will join the CPA Coalition as approved by CPC on 7/13/2023.

### 2023 Fall Town Meeting Articles

- 9A Habitat for Humanity (Housing)
- 9B Plymouth Housing Authority (Housing)
- 9C Former Russell Library Center for the Arts (Historical)
- 9D Pilgrim Hall (Historical)
- 9E Rocky Pond Road (Open Space)
- 9F Rocky Hill Road (Open Space)

- 9G Hedges Pond (Recreation)
- 9H Reduce borrowing for Stephens Field
- 9I 2024 Account Setup for Housing, Historical, and Open Space/Recreation

#### Manomet Inc. Property at Rocky Hill Road

The property is approximately 23 acres and offered for \$1.21 million. Wildland Trust submitted the application on behalf of Manomet Inc. Russ made a motion to approve up to \$1.21 million for the property. Betty seconded the motion. The motion passed unanimously.

#### Public Comment

Ginny Davis asked about the status of the Oak Street School housing project. Russ provided an update. The Oak Street School housing project will be discussed further at the next CPC meeting.

#### Habitat for Humanity

Russ made a motion to approve \$100k for the Habitat for Humanity single-family home project in Manomet per the application. Karen seconded the motion. The motion passed unanimously.

#### Center for the Arts Former Russell Library

Russ made a motion to approve \$443,942.00 to restore, repair, and enhance the structure per the application. Karen seconded the motion. The motion passed unanimously.

#### Account Set-aside and Pilgrim Hall

These two articles will be discussed further at the next CPC meeting.

#### New Business

There was no New Business

The meeting adjourned at 9:25 pm.

###

**Plymouth Community Preservation Committee  
Minutes for Thursday July 27, 2023**

**EXECUTIVE SESSION**

The Committee discussed land currently under negotiation with associated conservation restrictions, interests in real estate for historic preservation, and properties with potential affordable housing restrictions.

Manomet Inc. is offering 23.6 acres of wooded property at 280 Rocky Hill Road to the Town. The property abuts the former Pilgrim Power plant. An application was submitted by Wildlands Trust on behalf of Manomet Inc. The property was recently appraised at \$1.2 million. A site visit was conducted on Thursday 7/26/2023 with a representative from Manomet, Inc. Another site visit will be conducted with Town officials (David Gould) and Manomet, Inc. Russ made a motion to approve up to \$1.2 million for the property, with an additional \$10k to remove the chimney. Betty seconded the motion. The motion passed unanimously.

The application for the Kapell property in West Plymouth has been approved by the CPC.

By individual vote, the Committee left Executive Session at 7:46 pm.

###