

**Town of Sharon
Community Preservation Committee
Virtual Meeting held via Zoom**

**CPC Meeting Minutes
1/4/23**

EDC Members

Corey Snow, Chair	Rob Maidman
Marc Bluestein	Dave Martin
Eli Hauser absent	Susan Saunders
Keevin Geller	

Other Attendees

Patricia Achorn - CPC liaison to the Finance Committee	Courtney Hopkins - Unitarian Church
Kevin Weber - Tree Warden	Debbie Tatro - Lake Management
Laura Russell - Lake Management Committee	Peter O'Cain - Town Engineer
Paul Dumouchel - Agent of Sharon Housing Authority	

Administration

- Chair Snow called the meeting to order at 7:06 PM and shared the evenings agenda.

Minutes

- Mr. Maidman moved to accept the minutes of 12/21/22 as amended. Ms. Saunders seconded the motion. The Committee voted 6-0-0 in favor of approval.

2023 Projects

Project # 1 – Preservation of Lake Massapoag - \$80,000

- Chair Snow said that with regards to Project #1, last year the CPC supported a lot of testing through the funding provided. Laura Russell stated that there was a lot of in lake testing; a hot spot for testing was Sucker Brook. There was E. coli testing as well. They got the membership number on the Lake Management Committee increased. They did a lake information walk. She said aging lakes have problems. The grant which started in July was reserved for spring testing and consulting work. The lake still needs weeds removed. They need to track E. coli from Sucker Brook. They need additional water quality testing and testing of the sediments at the bottom of the lake. They also want to purchase equipment for lake water testing and thus the total of \$80,000 is being requested.
- The beach by the Community Center is being closed by the Select Board due to lake issues.
- Mr. Maidman asked if this is the right forum for the request as it seems to be a yearly request. This is a health issue, it's a recreation issue. He asked Ms. Russell what is next to be done. Ms. Russell replied sediment testing. Ms. Tatro said the weeds are in bad shape.

- Ms. Saunders asked if there is a lake budget. Ms. Russell said it was \$7,000 per year but just was increased to \$15,000. She is now asking for \$47,000. She said the lake has acute issues and needs action.

Project # 2 – DPW Renovation Historic Sharon Water Department Building - \$853,931

- Mr. O'Cain showed the project plan to the Committee. He said the cost estimate is \$853,931. He said the project has to be discussed with the Standing Building Committee as it is over \$500,000. They would have to manage the project. He said he will also meet with the Historical Commission at their 1/11/23 meeting however he is not proposing exterior work, just interior. He is proposing aesthetically pleasing items. The building was built in 1867.
- Mr. Maidman said because it is a functional building and has a historical presence could it fit Capital Outlay and CPC?
- Mr. O'Cain said it initially received a cost of in the \$400,000 range. Capital was not considered. He thinks it is valuable as a CPC project.
- Mr. Maidman said because it is a working building, the investment can be amortized. Is there a timeline to appropriate funds to get started due to deterioration?

Project # 3 – DPW cemetery restoration for the Moose Hill Cemetery - \$50,000

- Kevin Weber said there are 8 or 9 historical cemeteries not in use and maintained by the Town. Moose Hill burial ground will be a pilot project. A detailed assessment was done. It will include a complete update of headstones/repairs, work on walkways and install new benches.
- Mr. Martin said that Mr. Weber will come to the Historical Commission meeting of 1/11/23. A lot of stones are in rough shape.

Project # 4 – Unitarian Church Playground Project - \$8,156

- Courtney Hopkins stated she did not have any new updates.
- Chair Snow said he has reached out to the Town Attorney regarding the use agreement.
- Next steps are the Historical Commission meeting on 1/11/23.

Project #5 – Hixson Farms siding project - \$200,000

- Paul Dumouchel, the management agent for Sharon Housing Authority said they are asking for \$200,00 but it is not expected. He said there are 88 elderly housing units and the physical infrastructure has deteriorated. A submission was made to Mass Housing to fund the siding project of \$1.2 million dollars. The State likes the municipality to provide a subsidy to the project. It has not yet received approval from the State. The siding is T11 from the 1970's. It soaks up water and rots. He said the State seems interested in working with communities and thinks the project would be funded by the State; they would run the project.
- Patricia Achorn asked that the 1.2-million-dollar estimate be submitted to the Committee.
- Mr. Geller said T11 was a product made of plywood and worse is what is behind it. He suggested trying re-siding one building to understand what will happen.
- Ms. Saunders said the state gets involved, it becomes a capital project through DHCD.

CP Dues

To be discussed at a future meeting.

Annual Operating Budget

To be discussed at a future meeting.

Debt Service

To be discussed at a future meeting.

Reserves

The current reserves are:

Historic - \$593,783.37

Housing - \$440,993.59

Undesignated - \$1,487,643.35

Open Space - 0

\$281,921.07 is funding that is open from previous projects.

Other

- Chair Snow said the State had a good year and will have a second round of distributions.
- The Committee discussed that monies for the lake should come from the operating budget not the CP funds.
- Mr. Maidman said we are stewards of an inflow of money. We need to balance asset value needs. This year there are large ticket item projects which makes decisions challenging.
- Chair Snow commented that conceptually CPA is not far off from being a capital fund.

Meeting Schedule

Next meeting scheduled are January 12, January 26 and February 1

CPC is scheduled to present to the Finance Committee on February 6, 2023

Town Meeting is May 2nd.

Adjournment

Ms. Saunders moved to adjourn and Mr. Maidman seconded the motion. The Committee voted by roll call unanimously to adjourn at 9 PM.