

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

**CPC Meeting Minutes
1/26/23**

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 absent	
Kevin Weber - Tree Warden	Eric Hooper – DPW Superintendent
Laura Russell - Lake Management Committee	Peter O’Cain -Town Engineer
Paul Dumochel	Shirley Schofield

Administration

- Chair Snow called the meeting to order at 7:03 PM and shared the evenings agenda.
- Chair Snow said final decisions on projects are due on 2/1 at the last meeting but we can extend if needed.

Minutes

- Mr. Martin moved to accept the minutes of 1/12/23. Ms. Saunders seconded the motion. The Committee voted 5-0-1 (Bluestein) in favor of approval.

2023 Projects

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

- Laura Russell stated she has not heard back regarding the 604 grant which is for watershed base plan.
- Mr. Maidman said as per email from Fred Turkington in response to his questions, the CPC has the authority to make decisions. Mr. Maidman said he is still uncertain where the ownership for the lake goes. Is it Rec Department, Board of Health etc.?
- Ms. Russell said that there is a need and responsibility to figure out where contributions need to come from. It is time for a significant investment to get the lake on a better footing.
- Mr. Maidman said he has no objection to approving the requested \$80,000 but not sure where the additional funds for future work should come from. The next phase funding he

said should be situated in a town department rather than funded by CPC. Entities in town have a stake. Funds would have to come from undesignated. No vote was taken.

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

- Dave Martin said he attended the field trip to the Water Department Building along with other members of the Historical Commission. The HC had a special meeting and issued a letter. They agree the building is historic on the outside.
- Jim Grasfield, Chair of the Historical Commission said this seems like a remodel not a restorative project.
- Because of the cost, this project will end up at Standing Building. The HC is concerned that they would want to oversee the historic portion of the renovation. This is such a large project it could wipe out the historic category funds and they have upcoming projects like the additional cemetery restorations. They are concerned there is no flexibility for future historical projects.
- Mr. Martin says he has not seen an itemization of how much the historical part is compared to the entire project.
- Mr. Geller said the cost per square foot is outrageous and would like a detailed explanation.
- Eric Hooper stated that they had made it clear that this building is a rehab with some historical features. It would be a 1-year payback based on funds he said. This is a Water Department Project and funds would need to come from water bill increases if the CPC did not fund.
- Mr. Maidman asked Mr. O'Cain if he can determine what percentage of the work is historical.
- Mr. O'Cain said the question is, is rehab allowed under the Community Preservation Act. He wants to use CP funds rather than borrowing which could cost the town a large interest rate or raise water rates.
- Ms. Saunders said the funds are there to be used. Why tax, townspeople again.
- Mr. Geller said he rather see funds used for projects rather than a water department building.
- Mr. Bluestein said he is fundamentally not opposed but wants to ensure monies can be spent on this type of project.
- Chair Snow said there is a lot of precedent and this is within the law. We need to determine if this is a good investment.
- Mr. Martin said the Historical Commission wants to be involved if the project is approved and goes through Standing Building. Chair Snow said that this can be written.
- A discussion on funding ensued.

- Mr. Snow thanked the HC volunteers for coming tonight and taking the tour of the building.

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

At the 1/12/23 meeting:

- Mr. Geller moved to approve \$50,000 for the DPW Cemetery Restoration of Moose Hill Cemetery. Mr. Martin seconded the motion. The funding should be used from the reserve funds. By roll call vote all present members voted in favor by a vote of 5-0-0. A second vote on this project needs to be taken at the next meeting.
- Mr. Geller moved to enact the second vote for the Moose Hill Cemetery project in the amount of \$50,000. Mr. Bluestein seconded the motion. The Committee unanimously voted 6-0-0 in favor of approval of this project. All funds are to be taken from the historical funds category.

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

- Chair Snow said there is uncertainty around projects with a church. He has not yet received clarity on this project. The challenge is what restriction would we need regarding this allocation. Need an agreement between town and church allowable by CPA. The church offered Ms. Kathy Ross who is both a resident of the town and church member and expert on the Community Coalition rules to meet with Chair Snow to provide additional information. He said the complexity is will we get through this in a short time frame. This project also has to meet CP criteria. This is a multidimensional project. ADA and safety compliance has to be understood as well.

Project #5 - Hixson Farms siding project - \$50,000

- Paul Dumochel said at the last meeting he had submitted an initial application and subsequently he had a conversation with the state legislative delegation regarding the existing project to replace the siding at Hixson Farm Road Development. Initial application was \$200,000. This project got a good reception at the MA Department of Housing and Mass State Legislature. He will be submitting a new application for \$50,000. The entire cost of the siding project is 1.3 million dollars.
- Mr. Maidman asked if the resubmission will be for this cycle and Mr. Dumochel said yes.
- Mr. Maidman asked for a breakdown of how the \$50,000 will be applied to remediation.

CP Dues

Chair Snow moved to approve payment of the \$2,875 CP dues to be taken from the operating budget. Mr. Maidman seconded the motion. The Committee voted 5-0-0 in favor of approval of payment. Mr. Bluestein was not on ZOOM to vote at this time.

Annual Operating Budget

Chair Snow moved to appropriate \$20,000 from the undesignated funds for fiscal 2024 operating budget for CPC. Mr. Geller seconded the motion. The Committee voted 6-0-0 in favor by roll call vote.

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.

Meeting Schedule

Next meeting scheduled is February 1st

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 9:22 PM by a vote of 6-0-0.