

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

**CPC Meeting Minutes
1/12/23**

EDC Members

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

Other Attendees

Patricia Achorn - CPC liaison to the Finance Committee	
Kevin Weber - Tree Warden	Eric Hooper – DPW Superintendent
Laura Russell - Lake Management Committee	Peter O'Cain -Town Engineer

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. Maidman moved to accept the minutes of 1/4/23. Ms. Saunders seconded the motion. The Committee voted 5-0-0 in favor of approval.

2023 Projects

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

- Laura Russell stated she received a draft report from TRC with the findings from last year. She said the Rec Advisory reviewed/approved the proposal for weed pulling and testing. The notice for intent filed for 3 years comes up in May. She said she met with the Health Department and they are supportive.
- Mr. Maidman said the lake is not land or a playground. Who has regular upkeep responsibility for the lake. Ms. Russell said she would ask Mr. Turkington. She says she sees the lake as an environmental asset that needs regular oversight and maintenance and restoration some time. Oversight for the lake is the Select Board in terms of legal responsibilities.

- Mr. Maidman said the request is understood but he is hesitant to have approval to set precedent as to where the funds come from. It is a town asset and should be in the towns operating budget. Mr. Maidman will pose his questions in writing to be forwarded to Mr. Turkington for response.
- Mr. Geller said that Conservation Commission is directly involved in lake maintenance. Work needs to be done. He said this seems like a maintenance request and doesn't fit CPC requirements.
- Chair Snow said this is an open space and recreation asset. Chair Snow said he can ask the Coalition if there is precedent for lakes, bodies of water.

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

- Mr. O'Cain said that he met with the Historical Commission and they are supportive of interior rehabilitation. They are concerned he said with spending down their CPC portion (historic funds).
- Totals as of 6/20/22 for Historic Resources is \$593,783.37. Undesignated funds total is \$1,487,643.35. Capital Funds cannot be used for this project. The Water Department is an Enterprise Fund. Capital is not available. Water rates would have to be raised to support this project.
- Mr. O'Cain said he has a meeting with the Standing Building Committee on 1/17/23 to discuss as they would need to manage the project.
- Chair Snow said that debt service incurred in 2022 has been paid from these totals. We do have the capacity to fund. Should we fund the project is up to the Committee?
- Mr. O'Cain said hvac, electric and plumbing and carpentry are all needed and the project should take a year.
- Mr. Geller asked the square footage and was told 900 square feet for what's being rehabbed. He expressed that this is very expensive and asked for a cost breakdown.
- Mr. Martin said the Historical Commissions going to visit the site to see how historical it looks in person. The Commission is concerned with the funds being eaten up by this project. It is a rehabilitation project with few historical aspects.
- Chair Snow said we are not able to recommend appropriation unless the HC is in favor in this category.

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

- Kevin Weber said the Historical Commission, at the meeting of 1/11/23 showed its support. Jim Grasfield, Chair of the HC sent a letter of support for the project. Mr. Weber said internally the DPW will do minor wall and tree work.
- Mr. Maidman asked when do you presume the work will begin. Mr. Weber said it is a long process for head stone restoration. In house work needs to be performed prior to restoration work.

- Mr. Maidman suggested the Town be informed when the work is complete. Mr. Weber said that after this project is complete they can get a better understanding of when the other historic cemeteries can be restored. The goal he said is to start with the Moose Hill Cemetery and move from there.
- Mr. Geller asked for the address of cemeteries where the proposed restoration company has restored stones.
- 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 Fund. 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.

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

- Chair Snow said there are inquiries out to legal for agreements with private parties to allow public use. There is an inquiry to Linda Berger to see if the Town has a formal agreement with the Church it would need to be examined for ADA and safety. There is an inquiry with the Community Preservation Coalition to understand if putting a conservation restriction on the property will provide funding.

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

- Ms. Saunders said the DHCD will do a walkthrough with Rep Phillips. The acting manager will be at the next CPC meeting.

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.

Meeting Schedule

Next meeting scheduled are January 26th and 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 8:48 PM by a vote of 5-0-0.