

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

**CPC Meeting Minutes  
2/1/23**

**EDC Members**

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

**Other Attendees**

Patricia Achorn - CPC liaison to the Finance Committee	
Shirley Schofield	Jim Grasfield
Laura Russell - Lake Management Committee	Peter O'Cain -Town Engineer
Paul Dumouchel	

**Administration**

- Chair Snow called the meeting to order at 7:05 PM and shared the evenings agenda.

**Minutes**

- Mr. Martin moved to accept the minutes of 1/26/23. Ms. Saunders seconded the motion. The Committee voted 5-0-1 (Hauser) in favor of approval.

**2023 Projects**

**Project # 1- Preservation of Lake Massapoag - \$80,000 approved – 1<sup>st</sup> vote**

- Laura Russell said the nature of the application is the same. There are no updates. A brief discussion ensued regarding whether the costs requested are for maintenance. Ms. Russell said this is an effort to restore what's happened over the years.
- Mr. Maidman moved that the CPC vote to approve \$80,000 request for work Laura Russell outlined for the Water Management Committee proposal with the request that any further funding be channeled through a designated category sponsor. Ms. Saunders seconded the motion with the funds to be taken from the undesignated funds.
- Mr. Maidman withdrew the above motion.
- Mr. Maidman moved that the CPC vote to approve \$80,000 from the undesignated funds for the Lake Massapoag Project submitted by the Lake Management Committee. He stated any future funding requests for the lake should be incorporated in the town budget rather

than the CPC if possible. Ms. Saunders seconded the motion. The Committee voted 6-0-0 through roll call vote in favor of approval. This is the first vote.

- Ms. Saunders said rejuvenation work from any deterioration is needed. She said she appreciates the amended motion from Mr. Maidman as that was her request. The lake should be funded appropriately through the town as an important resource.
- Mr. Hauser said we all want the lake to thrive and we are now in a bad situation and need to get it done. He said we need to get it done now but should not be funding this operational cost.

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

- Mr. O'Cain said he is looking to rehabilitate the Water Department building at a cost of \$853,931 based on a professional cost estimate done by a firm hired by the architects. He said the request is within the framework of CP Act. Rehabilitation can be funded. He said he has no additional breakdowns for the historical piece.
- Mr. Martin said that Mr. Turkington said the cap is being raised for SSBC projects to 1 million dollars so they would not be involved with this. A conversation ensued.
- Ms. Saunders asked if the HC would be ok if funding came from undesignated funds.
- Mr. Martin said the HC wanted to take the historical amount from the historical category.
- Mr. Geller said he does not think this project reflects the spirit of Community Preservation. He thinks it is a maintenance issue.
- Mr. Maidman said he thought some portion could come from historical and the rest from the undesignated category. If we had a breakdown we could have the beginning of a resolution. He said he does not want the CPC to be a quick easy route and that is not what the spirit of CP is about. He also asked why maintenance has been neglected.
- Mr. O'Cain said \$30,000 of the total is actually for historical rehabilitation.
- No vote was taken as the members wanted to think about it.
- Chair Snow asked Mr. Martin to confirm that he wants to parse what portion of the entire project is historical elements.
- Mr. Maidman asked Mr. Martin to discuss any additional historical projects other than the cemetery restorations that is upcoming.
- Ms. Schofield said that there are 9 cemeteries in town that need work like signage, fencing and gravestone rehabilitation. There are also lots of display items over 100 years old that need restoration.
- There was a discussion of the merits of the water department project and possible funding.

### **Project # 3 - DPW cemetery restoration Moose Hill Cemetery - \$50,000 – approved by two votes**

- 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.
- At the 2/1/23 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 he spoke with Kathy Ross and the proponent on Monday night. Cathy will look into key constraints to see if we are allowed to fund based on guidelines. Also if funded, the church would have to give up rights. This is a key criteria. He said there is a lot left to be clarified.

### **Project #5 - Hixson Farms siding project - \$53,642**

- Paul Dumouchel said he is confident that he will receive majority of the funding from the legislature. He is seeking \$53,642 for replacement of siding for the Ralph Generaso Community Room. He had forwarded a revised letter and application along with a funding breakdown. He said it is a positive movement on the part of the State to do the project to get elderly developments to where they should be.
- Mr. Maidman said this project seems straightforward. Why would there be a need for change orders.
- Mr. Dumouchel said he can't envision there would be a need but explained there could be unforeseen expenses.
- Mr. Maidman asked what are the general conditions and Mr. Dumouchel said he would get further information.

### **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**

Ms. Saunders to approve the debt service in the amount of \$361,950 as a combination of open space reserve funds and undesignated funds for the 20-year Rattle Snake Hill bond. By roll call vote the CPC voted unanimously 6-0-0 in favor of approval.

### **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/Other**

Committee suggested reaching out to requesting departments as to what is on the horizon for CPC funding.

### **Adjournment**

Mr. Hauser moved to adjourn and Mr. Maidman seconded the motion. The Committee voted by roll call unanimously to adjourn at 9:36 PM by a vote of 6-0-0.