



# Community Preservation Committee

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January 9, 2020  
7:00pm

**Present:** Larry Lindner, Chair of the Community Preservation Committee; Dan White; Vice Chair; Robert Mosher, Vicki Donlan, Kirsten Moore, Kevin Burke, James Watson, Bill Harrington & Judy Sneath

**Call to order:** Larry Lindner

**Announcements:**

Deirdre Anderson had some information to distribute to the Committee members as relates to the Benjamin Lincoln House presentation from the prior night.

**Applicants' Presentations (televised)**

**Request**

**Inner Harbor Master Plan**

**\$60,000 - \$75,000**

Alan Perrault and Bruce Mcelroy[sp?] presented.

Alan presented a Program Analysis and Implementation Strategy for Hingham's Inner Harbor. He began with a brief background of the harbor project and said that they were in the process of obtaining funding from the Metropolitan Area Planning Council (MAPC). He included details about their plan, which included linkage of the harbor to downtown Hingham up to Lincoln and Station Streets and even possibly to the Shipyard, made possible with a bus link. He explained that they won't have a formal response to their grant application to MAPC until the end of January or February, but they decided to go ahead with their project as if they were going to be awarded the grant money and were therefore reducing their ask to \$30,000. He said that the State was impressed that Hingham was further along than many other communities in developing their harbor, including their wharf rehabilitation projects and the addition of the bath house. He said that they would like to continue the momentum that they had already begun and adding programs and activities.

He listed some physical projects that had been completed, including the addition of bathrooms in the new bathhouse and the installation of gas and sewer lines from the bathhouse all the way to Redeye Roasters.

He then relayed some information regarding their goals and objectives, including the following:

- Complement the future MAPC plan, the ongoing Master Plan study and the Route 3A Corridor Project with a "granular" implementation strategy for ongoing projects, programs and initiatives.
- Involve the regulators, stakeholders and community in this programming initiative.

- Identify projects and programs to further cultural and social activity opportunities and to increase both active and passive recreational facilities and programs. He emphasized that they would like to get input from all the groups involved, including security like Police and Fire and the Harbormaster, as well as the DPW etc.

He said that some of their priorities, not to be covered in any funds awarded by the MAPC, would include:

- trash and recycling receptacles
- shade cover structures and seating
- lighting and security
- directional signage and interpretive historical signage

He said that there is enough land adjacent to the bathing beach to install a new playground. He said this would be a great addition to the area because there are now bathrooms at the new bathhouse and suggested that they could possibly add workout stations and/or a bocce court in an attempt to make the area a destination for townspeople.

He stated that Scituate rented their community room 75 times last year and suggested that Hingham could have an opportunity to do the same with the new bathhouse, which could bring additional revenue to the Town. He also added some information about other ways of maximizing the waterfront that Hingham hasn't done before.

He added that the Committee would study successes in other communities in maximizing their waterfronts that could be applicable in developing programs and activities such as road races, bandstand concerts, and more.

He said that they are asking for \$30,000 in CPA funding for a professional consultant and programming services for the intended scope. They intend on forming an inclusionary group of constituents in order to establish goal and objectives, select a consultant, review the findings and to seek opportunities to secure funding. The goal would be to seek recommendations for recreational programs and physical structures for the harbor area, special event opportunities and online and printed materials to support these activities.

Vicki asked if the MAPC grant had monetary value. Bruce explained that the MAPC grant is not money, but it is instead the offering of a consultant to help Hingham decide how to improve the functionality of the harbor and suggested that if it had a value it would be close to \$75,000.

Judy asked Alan to clarify that this project was a joint venture between the Harbor Development Committee and the Trustees of the Bathing Beach and also asked Alan to clarify where their revenue would come from. He said that the two groups have a good working relationship and that their revenue would come from the new snack stand and function room. He added that there would many opportunities to link their programs with the Downtown Association and with the private sector. Judy added that there have been some tremendous improvements to the area already.

**Tennis Courts at Plymouth River School**

**\$80,000**

Mark Thorell, Director of the Recreation Commission, presented. He stated that the Hingham Recreation tennis courts located at Plymouth River School are very popular and that the current cracks are significant. He said that not only do they hurt game play but are also now a safety concern. He would like the Committee to fund the addition of a waterproof overlay membrane, which would cover the cracks. while at the same time allowing them to move without breaking the system. He stated that the Town of Hingham is currently conducting a comprehensive field and outdoor court study through Weston and Sampson, but they feel that this is a time-sensitive issue and that the tennis courts are needed. He feels that the overlay/repair system is the correct and most cost effective way to fix the courts, stating that they should last for a full 7 years. He said that the same process has been successfully conducted at the high school.

Kirsten asked if the courts had previously been treated, and Mark said that they had not.

**Second Parish Clock Tower**

**\$32,030**

Lisa Shetty, 173 East Street and Jane Shute, 127 Gardner Street, of the Leadership Committee of the Second Parish Church, presented. Lisa stated that, in searching for the cause of water damage in the steeple, they consulted with a steeplejack who found gaps in the aging columns in the bell tower. She said that the Church has already invested considerable funds in the repair work and the painting of the bell tower but that what is left is the restoration of the clock faces, and the sanding and painting of clapboards around the tower and the apex of the church.

They are only asking for money to repair the clock faces, which are rotted. The mechanism has already been fixed by the Town. Lisa said that they believe that they can fundraise enough money for the rest except the repair of the clock faces. She felt that delaying the project could cause further deterioration of the clock faces and could cause the cost of repairs to go up. She also added that they have been very happy with the steeplejack, and they aren't sure how long he will be in business. She felt that it was their duty to be good stewards for the clock for the future generation. Larry asked them to tell the Committee the year the church was built. They told the Committee that it was built in 1747.

**Pool at Country Club (design & construction documents)**

**\$500,000**

Christine Smith, Chair of the Country Club Management Committee, and Kevin Whalen, Executive Director of the SSCC presented. Christine said that tonight they are only asking for \$500,000 instead of their initial ask of \$3,050,000. They are not looking to actually build a new pool this coming year. They decided that they needed to focus on the maintenance facility repairs. She showed the committee and the home audience a rendering of the SSCC, including the new location of the proposed pool where the existing tennis courts are. She added that 80% of the revenue of the SSCC comes from golf. They conducted a master plan that suggested that it might be best to build a smaller seasonal pool facility with the ability to fundraise to make it year-round with the addition of a bubble. She added that the new pool would have eight lanes, a splash pad and a locker room. They hope that, with the addition of a bubble, that they could host high school swim meets. She said that the money that they are asking for today

would be for the design & construction documents for a new Town pool and that Town Meeting in 2021 would be asked to fund the construction of a new maintenance facility. She said that one of the biggest impediments to fundraising for the pool was that many townspeople felt that the Town should pay for a new pool.

Kevin added that he thinks that moving the pool would be beneficial in that it would segregate the pool goers from the golfers and the parking lot.

Christine spoke a little bit about what she called benchmark communities and which ones have a municipal pool. She felt that this project would be a good use of taxpayer dollars.

Kevin added that as an enterprise account, the SSCC doesn't have the revenue to pay for the pool. Kevin also added that the pool deck would be made of a material that could be sectioned off so the pool could be used in the shoulder seasons.

Christine listed some of the benefits of the SSCC to the Town of Hingham and added that it is a Town asset that needs a capital infusion.

Bob Mosher voiced some concern that the Town could possibly pay \$500,000 for construction documents with no guarantee that the pool would actually get built. His worry was that the CPC would pay for the documents for nothing. Kevin said that the construction documents would give a final construction cost, which would be helpful information for Town Meeting in 2021. He suggested that without a design, the actual project wouldn't have a good chance of ever being approved by Town Meeting. Christine echoed this statement.

There was some additional discussion. Jim Watson had a question about the bubble now being a possibility and no longer a definite. Christine answered that they are planning this project as a seasonal pool with the ability to accommodate a bubble. Jim added that it seems like it could be a while before they get the bubble, adding that he hopes that it doesn't take years to build. Christine cited their feasibility study, in which 1,500 residents said that they wanted a year-round pool.

### **Hingham Affordable Housing Trust**

**\$877,000**

Brittan DuBoise, HAHT member, and Tim White, Head of the Affordable Housing Trust, presented. Tim wanted to draw the Committee's attention to their housing study funded by the CPC where it shows some information specific to Hingham. He said that while Hingham has reached the required 10% affordable housing, this does not mean that there is not still a need for additional affordable housing. He shared some statistics about the number of households in Hingham and how many are spending more than they should on housing, stressing the need for more affordable housing.

Brittan said that they would like to grow the funding for affordable housing and that their ask for this year reflects their continued ability to invest in their community.

Dan asked them to speak about some of the projects that this money would be used for. Tim said that they have been partnering with Habitat for Humanity for their project on Whiting St. He added that there can be additional costs with these projects.

He also said that he happy to say that they have just received a \$140,000 housing grant from the State that they will use to renovate the two-family house on Rhodes Circle that the Trust had previously used CPC funds to purchase.

Larry asked about two items that were not specifically about buying property. Brittan clarified that \$152,000 was asked for to fix the property on Rhodes Circle. Tim said they have an opportunity fund to create new housing, which is specific to purchasing *or* renovating new housing, and a general fund, which is specific to upgrading existing housing like the Lincoln School Apartments. There was some ensuing discussion amongst the Committee members. Larry wanted to know if the \$140,000 grant would take down their ask by \$140,000 since it was specifically for the Rhodes Circle project. Tim said no.

Larry commented that the presentations having concluded, he would like to discuss the topic of voting. He said that he would be sending all the committee members a spreadsheet for them to fill out with their preliminary numbers. He added that next week they would try to come to a majority consensus on the distribution of funds. He also explained how the voting would work and what the Committee should expect at the next meeting. There was some discussion amongst the Committee members regarding the distribution of funds and the voting process.

There was an additional discussion about bonding. Larry said that Deidre gave the members a scenario of how they could bond the Benjamin Lincoln House, and he gave the Committee scenarios of how they could potentially bond the three most expensive projects, with information from Town Accountant Sue Nickerson. He explained that this is the last year that they will have to pay for the Heritage Museum but that the payment for the Lehner Land will be ongoing. He said that he has a reluctance to bond because he feels that it could limit what future projects the Community Preservation Committees could fund. Kevin asked if there were any guidelines about bonding. Larry said that there are no specific guidelines. Larry asked the Committee to think about whether there was a project that was very important and what could be the least amount of money offered that would make the project come to fruition even if would make the applicant financially uncomfortable.

Dorothy Gallo, 1 Volunteer Rd, Board Member of the Historical Society, suggested that without bonding the Committee could never fund large projects. She also suggested that bonding could be useful when attempting to fund a large number of small projects all at once. She suggested that the Committee members think about the various ways that bonding can be done. She said that that some other communities view bonding as a way to keep a large number of projects in flux at once. With regard to eligibility, she felt that it was important that all applicants feel that they have the same opportunities to get funding. There was an ensuing discussion about eligibility for funding. Vicki suggested that voting on the projects is a very big decision and that in the past they have asked some projects to come back the next year. Jim asked if they should

assume that all the projects submitted should be assumed to be eligible. Larry said that they should assume for all except one pending advice from Town Counsel. Larry assured Dorothy that she shouldn't worry and that the Committee is considering bonding.

Judy made a motion to adjourn. Bill seconded it. All were in favor, 9-0  
Adjourned: 8:45pm