



Community Preservation Committee

February 5, 2020
7:00pm

Present: Larry Lindner, Chair of the Community Preservation Committee; Robert Mosher, James Watson, Bill Harrington & Judy Sneath

Call to order: 7:05pm

Mr. Larry Lindner

Announcements - none

Bill made a motion to approve the minutes from the December 11th meeting. James seconded. All were in favor, 5-0.

Bob made a motion to approve the minutes from the January 8th meeting. Bill seconded. All were in favor, 5-0.

Bob made a motion to approve the minutes from the January 9th meeting. Bill seconded. All were in favor, 5-0.

Bill made a motion to approve the minutes from the January 15th meeting. James seconded. All were in favor, 5-0.

Update on Bonding

Larry led a discussion about bonding and related regulations. He said that there was some confusion about whether it was alright to bond a property that the Town didn't own, namely the Benjamin Lincoln House. He had received communication from Stuart agnsor that there were issues with this. Larry explained that he had reached out to Town Counsel, Advisory Committee liaison Julie Strele and Selectmen's liaison Karen Johnson to ask them about this. He said that Karen wrote back to him, and it was concluded that it was not illegal to bond, stating that since it was fine for the Heritage Museum then it would be fine for the Benjamin Lincoln House as well. Larry further explained that he had also spoken to Treasurer Jean Montgomery, who is heavily involved in bonding and she explained that Hingham has a bonding Counsel, Richard Manley, who could be of help. Jean said that he is very involved in bonding at the state level and could be a great resource for the Committee. She also explained that construction documents can only be bonded for five years (as in the case of the the pool), whereas a property may be bonded for longer. Judy suggested that there were a number of items that she would like to get greater clarity on a number of things at their next August meeting. Larry agreed that a thoughtful discussion would be helpful.

Review and Finalize Warrant Articles

Larry said that he had a call from Tom Mayo and Town Counsel Susan Murphy regarding the crafting of the wording of the CPC's Warrant Article and whether the CPC should use the exact sums of money involved. The Committee agreed that they did not need to vote on the exact sums of money at this meeting because they had already been agreed upon at a previous meeting. Larry suggested that the Committee use wording to say that they would show what money they would use from the CPC general fund and what sum that they intend on borrowing. Julie Strele interjected that she understood the Benjamin Lincoln House should have its own Article because in order to borrow funds, the CPC would need a 2/3 majority to vote on the borrowing of funds. She felt that it should be a separate Warrant Article placed directly after the main CPC Article. There was some ensuing discussion amongst the Committee members suggesting that there may be some language that would include the exact amounts for each CPC project. There was consensus amongst Committee members that they should follow similar language used in the 2016 Warrant with respect to the acquisition of the Lehner Land. Julie went on to give some details of the 2016 Lehner Land Article. Larry explained that the money for the Lincoln House would come from two existing sources — CPC general fund and CPC historic preservation fund — in addition to the bonding, and suggested that this should be noted in the Warrant Article. Julie added that the exact wording of the 2016 Lehner Land Article could be found on page 52 & 53 of that year's Town Warrant and could also be accessed through the Town Clerk's Office.

The Committee was in consensus that the Benjamin Lincoln House would be separated out as its own Warrant Article.

Considerations of Possible Special Conditions in Grant Agreements

Larry explained that Town Counsel would ultimately draft the grant agreements for each of the CPC projects, but he asked the Committee members for suggestions for any special conditions that they would like included in the agreements. The considerations discussed by the Committee were as follows:

Canterbury Street Cemetery

- The CPC Committee stressed that they would like the application to be followed as submitted.
- Before and after photos of the restoration of each headstone
- A financial report showing what money was spent and what was done with it

HAHT Opportunity Fund

- A financial statement that breaks down where the money is going

- A report in 1 year and every year until the money is gone (Larry said that the CPC contract says the recipients of CPC funds should check in with CPC every three months to give them an update but he says that hasn't been happening in the past few years. There was some discussion about what would be an appropriate timeframe for the recipients to check in.)

Benjamin Lincoln House

- ADA accessibility
- Special wording to the effect that the house should be considered a museum and open to the public (so that it cannot be sold to an individual in the future, in the event that the Historical Society can no longer afford it).
- A Committee member thought that the house was situated on an easement from Historic New England. It was suggested that Town Real Estate Counsel look into it.
- It was suggested that the grant agreement contain some wording that they should comply with all permitting authorities.

Second Parish Clock Tower Restoration

- Same conditions as the cemetery
- Before and after photos of the restoration
- A financial report showing what money was spent and what was done with it

Lehner Conservation Area Improvements

- Before and after photos of the work done
- They would like the grant agreement to clearly lay out what work will be done and the cost of that work
- They would like to include that the posts are to be installed on the North and West property lines

Recreation Commission Tennis Courts at Plymouth River School

- No special conditions were suggested.

South Shore Country Club Pool Design & Construction Documents

- It was suggested that the project could not commence without the consultation of an Engineer.
- They would like an Engineer's approval of the new site for the pool.

- There was some discussion about whether they would need to notify abutters and to have a public meeting that included them to address any concerns prior to the start of the project.
- The Committee would like input from Town Real Estate Counsel prior to finalizing the grant agreement.
- The Committee would like 3- or 6-month updates to assure that the project is complying with all the proper departments.

Questions/Discussion on subjects not on the agenda

It was pointed out that Bob had recused himself from voting on the bonding of the Lincoln House during the January 15, 2020, meeting and the minutes should be amended to reflect that change.

Judy made a motion to amend their decision to approve the minutes of the January 15 meeting and to add language to reflect that Bob had recused himself from the voting process, adding that the Committee had approved bonding of the Benjamin Lincoln House by a vote of 8-0-1. Bill seconded. All were in favor, 5-0.

Judy made a motion to adjourn. Bill seconded it. All were in favor, 5-0.

Meeting adjourned at 8:38pm

