

**PLYMPTON COMMUNITY PRESERVATION COMMITTEE
MINUTES FOR THURSDAY, AUGUST 23, 2018, 6:00 P.M.**

Greetings/Opening – In attendance: Susan Ossoff, Jane Schulze, Mark Russo, Irv Butler, Rick Burnett, Deb Anderson, Dave Chandler, and Judy Dudley.

Mark Russo officially opened the meeting at 6:00 pm.

Mark Russo explained that the first part of tonight's meeting is a Public Hearing for Two Brooks Preserve. The purpose of the Public Hearing is for this committee to collect additional information, both in favor and opposed, to Two Brooks Preserve to help better inform a vote with respect to the submitted application.

Mark Russo opened the Public Hearing at 6:04 by reading the official Notice of the Application for Two Brooks Preserve. Note: This notice was also printed in the Plympton/Halifax Express on both Aug 2 and 9, 2018.

Mark called on CoChair of the Open Space Committee, Linda Leddy. Linda noted that this process has been lengthy and yet also required us to decide whether to exercise our right of first refusal in just 120 days. In order to make this decision we had an overall appraisal, and a water specialist evaluation, in order to determine whether the value of the land was worth the investment required.

Linda said the total ask of CPC is \$360,000 in funding (\$330,000 towards purchase price and \$30,000 contingency). Linda noted that balance of the money is planned to come from both a \$470,000 bond which is being requested and a "very aggressive fundraising effort".

Mark asked whether any members of the CPC had questions or clarifications for the Open Space Committee. There were none.

Mark then opened it up to questions from the audience with respect to the application:

Colleen Morin of Granville Baker Way: Colleen wants to know from where the \$10,000 deposit will be deducted. Mark explained that the deposit came from pre-acquisition funds, and he acknowledged the need to determine whether the final amount will need to be \$330,000 or \$320,000.

Barbara Gomez of the Town Accountant's Office stated that we can return the \$10k to the pre-acquisition fund.

Art Morin of Granville Baker Way: Art said there seem to be some "last minute loose ends" on this project and that these need to be addressed in view of the public. He stated that he is not against the project, but that there seem to be a lot of questions from the outside.

Deb Anderson stated that nothing CPC has been doing has been outside of the public eye.

Susan Ossoff stated that nothing here is “last minute”. She acknowledged that we have been pressed for time to get this done within the 120 day requirement, and that all of these questions will be answered in time for the Town Meeting.

Mark Russo stated that the reason we can’t answer fully about the bond is that it needs to be discussed at Town Meeting.

Linda Leddy stated that the July 16 meeting with a bond financial advisor was the first time we could learn more about bonds and begin making a more solid plan for funding. She further stated that we will continue to work closely with Colleen and Barbara on the financials every step of the way. It’s very transparent.

Art again stated that he feels this is last minute. Mark addressed this by stating that many of this committee and open space committee have been working diligently every day on this. It is not last minute, however, there is a 120 day time restriction that we have all been trying to meet.

Peter McGarigal of Crescent Street: Peter stated that he is not for or against this project, and if anything, he is for it. He is simply having a hard time understanding the finances. After the \$330,000 is deducted from CPC funds, what will be left in the fund? Mark Russo stated that we will still have close to \$240,000 in the fund by next town meeting. Mark further noted that a portion of that is restricted to housing – which would leave about \$140,000 for other projects (and the fund also takes in about another \$90,000 each year.)

Peter further asked about the sale of the “up to three house lots”. What is the contingency plan if they don’t get sold? Susan stated that if we can be successful fundraising then we may not need to sell off the three lots, but also reminded Peter that the BOS has unanimously approved the selling of the lots.

Mark Russo further stated that the contingency plan is to get on this now while the bond rates are attractive.

Susan Ossoff stated that even if the land prices drop, we do still have the fundraising initiative.

Jean Fries Prospect Road: Jean said that in the beginning we were not planning to sell lots. What happened? Mark addressed this and said that while no one necessarily wants to “be in the business of selling lots” the committees came to the conclusion that selling the lots is a model that will likely work.

Rick Burnett noted that he originally wanted to fund this entire project w/ CPC money. He wanted to use the fundraising to pay down the CPC money. He also suggested “drawing a line on the property” and reserving a portion of the land for future housing at a date to be determined.

Mark Russo addressed this by stating that the BOS has approved this project in the way it’s been written – selling lots and fundraising.

Linda Leddy said that while Open Space didn’t initially want to sell the lots, in order to preserve money for other CPC projects, this is the best plan that we could devise.

Mark further stated that if we hadn’t jumped in, the developer was going to build and sell 5 lots.

Peter McGarigal stated that hopefully fundraising is successful, but wouldn’t it be a good idea to use the land for affordable housing. Mark stated that the committees firmly believe that the timing to pull that together would complicate and slow down the process.

Deb Anderson stated that we will also look into grants, but we have to buy the property before we can do that.

Mark Russo then moved for people to speak in favor of the project:

Jean Fries stated that she is in favor of the project because it benefits her property in the long run.

Mark Russo gave the chance for people to speak against the project. There was no one who spoke against it.

Susan Ossoff stated that in the future we need to try to be more proactive to work with land owners who want to sell so that we can set the timeline and take advantage of grants etc.

Mark Russo then made a motion that we close the evidentiary portion of the meeting. Susan Ossoff seconded. All were in favor.

Mark Russo asked that each CPC member speak to whether they are in favor of voting tonight, and make any other comments related to the Two Brooks Preserve application.

Rick Burnett stated that he thinks CPC should consider putting forth more money, and he suggested \$350,000.

Irv is in favor of selling the three lots and voting tonight.

Dave is in favor of voting tonight to support the BOS supported \$330,000 plus \$30,000

Mark Russo is also in favor of this.

Deb is in favor of voting tonight up to \$330,000 is what she supports because that is what was brought to the BOS.

Jane is in favor of voting tonight

Susan asked whether we can vote \$360,000 including a \$30,000 contingency (we're voting the same amount of money either way). Mark stated that doing it any other way than what was approved could trigger DOR issues.

Judy Dudley stated that she is in favor of voting, and for the \$330,000 and the \$30,000 contingency.

Mark Russo made a motion that the CPC approve the Open Space Committee's Two Brooks Preserve application and recommend it to town meeting for up to \$330,000 and \$30,000 contingency. Jane Schulz seconded. The Committee unanimously approved.

Mark noted some additional written support from:

Karen Foye
ConCom

Other business:

Bill for Newspaper Public Notice for \$84 to be paid from Admin Funds. Mark Russo made a motion to pay. Susan Ossoff seconded. All CPC members unanimously approved paying.

Bandstand Project – still going through proper procurement. Hope to have quotes mid-September.

Old Townhouse also out to bid – we should have bids on Wednesday for painting, etc.

CPC plan updating – Before discussing proposed plan edits, Mark noted we need to put an ad in the newspaper and also post that we are accepting new applications. Mark made a motion that we accept edits to the plan as submitted. Jane Schulze seconded that motion. All unanimously approved.

Judy Dudley made a motion to accept the Meeting minutes from the 7/31/18 as amended. Susan Ossoff seconded. All were unanimously in favor.

Mark Russo made a motion to adjourn the meeting. Jane Schulz seconded. All unanimously approved.

Next Meeting: Next meeting date is scheduled for October 23 at 6:00 pm.

Adjournment: Mark Russo made a motion to adjourn the meeting, and Susan Ossoff seconded. CPC unanimously agreed to adjourn the meeting at 7:30 p.m.

Minutes respectfully submitted by Judy Dudley on behalf of the CPC.