

Town of Plympton Community Preservation Committee Minutes
July 10, 2018
Plympton Town House, Plympton, MA

The meeting was called to order at: 7:00 p.m.

Members In attendance: Chairman Mark Russo, Deb Anderson, Rick Burnett, Irv Butler, David Chandler, Susan Ossoff, Jane Schulze

REORGANIZATION: The floor was opened to nominations for Chairman. Susan Ossoff nominated Mark Russo to be the Chair, no other nominations were made. Rick Burnett seconded Mark Russo's nomination, and the vote was unanimous.

Susan Ossoff nominated Deb Anderson to be Vice-Chair; the motion was seconded by Jane Schultz and the vote was unanimous.

Deb Anderson nominated David Chandler to be Treasurer, the motion was seconded by Rick Burnett and the vote was unanimous.

Mark Russo nominated Judy Dudley to be Secretary, the motion was seconded by Deb Anderson and the vote was unanimous.

ANNUAL CPC PLAN REVIEW: Chairman Russo suggested the review be conducted in the same manner as it was last year, with different people assigned different sections. The assignments are:

Susan Ossoff: First 3 pages

Rick Burnett: Open Space section

Jane Schulze: Historic Preservation section

Deb Anderson: Affordable Housing section

Dave Chandler: Recreation section

Mark Russo: Last 5 pages

Comments and corrections should be sent to Mark Russo and he will compile them for the Committee to review.

UPDATE ON POSSIBLE PROJECT: ATWOOD PROPERTY: Mark Russo updated the Committee about this possible land acquisition project. The Board of Selectmen will hold a Public Hearing on the project to gather information as they decide whether to exercise the Town's Right of First Refusal option. Should they exercise the right, a clock starts with the recording of a new Purchase and Sale Agreement and the Town has 90 days to raise the necessary funds and close the sale. Chairman Russo reminded the Committee that CPC doesn't initiate projects, it evaluates projects submitted by other individuals/committees. In this case the Open Space Committee will be making the application to CPC.

As an overview, Mr. Russo said the approach is to use multi-source funding to meet the \$800,000 purchase price. He believes approximately \$300,000 will be sought from CPC, money will be raised by the sale of 3 house lots at \$145,000 each, and a minimum of \$65,000 in donations will be sought. Chairman Russo noted some people prefer an approach where the entire property is purchased with CPC funds.

Chairman Russo reported that he and Open Space Co-Chair Linda Leddy have been consulting with an attorney with expertise in these kinds of transactions, Kate O'Donnell, and also with Town Counsel. Donations will be collected in a fund, perhaps a Conservation Fund; and the Town will have to do research on how to bond the purchase until the lots can be sold. A cleaner way is to buy the entire property with CPC funds; perhaps using \$400,000 in existing funds and borrowing \$400,000 to be bonded against CPC revenues. Mr. Russo went on to say he believes the BOS will not support this approach and the Special Town Meeting might not approve it. Deb Anderson said she'd like to have actual numbers to consider, for instance what is the yearly payment if \$700,000 is bonded through CPC. Rick Burnett said he strongly supports having CPC fund the entire purchase.

Mark Russo said the multi-funding model is a good model for future projects. Deb Anderson asked about selling off other Town-owned land, and Irv Butler also asked about this. Susan Ossoff said she does not think purchasing the entire property and not selling the lots to raise funds is sound in terms of long-term financial planning.

APPROVAL OF MINUTES: On a motion by Mark Russo, seconded by Deb Anderson, the minutes of May 1, 2018 were approved with minor amendments by a unanimous vote. On a motion by Mark Russo, seconded by Jane Schulze, the minutes of June 19, 2018 were approved with minor amendments by a unanimous vote.

NEXT MEETING: The next meeting will be scheduled after receiving an application from the Open Space Committee for this project. A Public Hearing will also need to be held.

ADJOURN: On a motion by Susan Ossoff, seconded by Deb Anderson, it was unanimously voted to adjourn the meeting at 5:55 p.m.

Respectfully Submitted by Susan Ossoff