

## **PLYMPTON COMMUNITY PRESERVATION COMMITTEE MINUTES FOR TUESDAY, DECEMBER 3, 2013 6:00 P.M.**

Greetings/Opening - The meeting was called to order at 6:00 p.m. CPC members in attendance: Deb Anderson, Rick Burnet, Irv Butler, David Chandler, Susan Ossoff, Mark Russo, Jane Schulze, Colleen Thompson, and Sue Walker. Guests present during the meeting: Andrew Karparis, Justin Keene and Steve Beckwith representing the Recreation Commission and Chris Maiorano representing the Plympton Historical Society.

Minutes Approval - Susan Ossoff moved that we accept the minutes for October 22nd as amended. Jane Schulze seconded. The motion was unanimously approved.

### Other Business

1. Three Bills were submitted and given approval.
  - A. Irv Butler moved that we approve a bill from Kopelman and Paige for \$238. regarding the conservation restriction for Churchill Park. Mark Russo seconded. The motion was unanimously approved.
  - B. Irv Butler moved that we approve a bill from Kopelman and Paige for \$595. to vet the conservation restriction for Churchill Park. Sue Walker seconded. The motion was unanimously approved.
  - C. Jane Schulze moved that we approve payment of 1/3 of the costs/\$168.79 for the November 13<sup>th</sup> Land Conservation Workshop. Irv Butler seconded. The motion was unanimously approved.
2. The Land Conservation Workshop, co-sponsored by the CPC, ConCom and Open Space took place on November 13, 2013. Approximately 20 people attended. Presenting guests included representatives of the Wildlands Trust and the Cape Cod Compact.
3. The State match for CPA funds will go to nearly 50%. This means approximately \$35k from the State. Plympton CPA funds available are approximately \$203k.

### New Project Applications

1. Winnetuxet Swimming Hole - represented by Andrew Karparis, Justin Keene and Steve Beckwith from the Recreation Commission. The purpose of the project is to reclaim the Winnetuxet swimming hole area by turning the manmade swimming hole into a fishing pond, providing boat access to the river/mill pond and providing a picnic tables for a general recreation area. It is hoped that at some point in the future hiking trails can be added. The new expected cost for this project is \$20,000. This is less than originally projected due to donated labor/materials.
  - A. Discussion -
    - a. Regarding the name - One possibility is the Winnetuxet Mill Pond Recreation Area.
    - b. Regarding changing the swimming hole to a fishing pond - There is no intent to restore the swimming hole for swimming. This would raise too many issues with costs for weekly water testing and liability problems. The work needed to turn the swimming hole into a fishing pond would include removing the overgrowth, dredging the organic matter from the pond and replacing it with clean sand, changing the elevation, the slope of the banks and the depth of the pond to discourage wading and encourage fish.

- c. Why remove the organic matter? To gain more depth and cleaner water also to remove trash, there has even been a deer carcass there in the past.
  - d. Why add sand? It isn't necessary but it makes a cleaner pond
  - e. Will there be any permitting problems? There shouldn't be since it is a man-made pond. Applicant will meet with ConCom and will apply for any necessary permits.
  - f. Are there any plans to restore the nature trails? Not at this point. They are very overgrown with poison ivy. There is some hope that this property will mesh with the adjacent Wiseman property someday and that trails can be re-established then.
- B. How to Proceed - DUE BY MID-JANUARY
- a. Firm up the cost projections, including a contingency fund
  - b. Obtain and include drawings/specs. of project, approval of ConCom, historic information for sign.
2. Parsonage Road Playground - also a RecCom project. Purchase and install playground equipment to make the current playground more complete. The installation of the basketball court has been successful and is well used.
- A. Discussion -
- a. Is there enough room for parking? There is room for 6-7 cars. After some more clean-up there will be room for more, which can be done in the future.
  - b. Is this the best location? What about on the green space by the Town House when the ball field is relocated? The current location seems good and is used for recreation now. We don't know what the future will bring or when. The Dennett play ground is not always available for use.
  - c. Are there any parental concerns regarding young children? None known.
  - d. Two RecCom projects may be too much for this year, can it wait another year? The price quote on the equipment is good through this summer. This is not something coming from the town budget so we think people will see the difference between CPA funds and straight taxes. In addition, these are two very different projects serving different populations
- B. How to Proceed - DUE BY MID-JANUARY
- a. Firm up the cost projections, including a contingency fund
  - b. Obtain and include drawings/specs. of project. To confirm interest and support fo solicit other committees for information regarding open space, future town buildings/fields, etc.

MOTION - Mark Russo moved that we keep both RecCom projects in play until they get back to us with their final application. Susan Ossoff seconded. Unanimously approved.

NOTE: The Historical Society application contains two projects. It was suggested it be divided into two separate applications which, if moved forward, will become two separate warrant articles.

3. Historical Society - represented by Chris Maiorano. Application for stair lift for the Historical Society Building.
- A. Discussion - There is no doubt that the stair lift is needed and will get good use. Most of the group activities in the building take place on the second floor. This seems to be the best and most economical way to help handicapped and elderly people get to the second floor. Both the Fire Department and the Building Department have no problems with the stair lift being installed and used.

- B. How to Proceed - DUE BY MID-JANUARY
  - a. Get quotes from 2 additional stair lift sources, if possible.
  - b. Include additional electrician costs
  - c. Raise the contingency amount to 25%

MOTION - Mark Russo moved that we continue to consider the stair lift project. Irv Butler seconded. Unanimously approved.

- 4. Historical Society - represented by Chris Maiorano. Application for storm windows for the Historical Society Building.
  - A. Discussion -
    - a. There are many concerns regarding this project. The storm windows are fairly expensive (\$300. each). Storm windows don't fit the character of the building. There may be condensation issues which would further damage the antique windows. This would only save a very small amount on the utilities annually. This is only a stop gap measure pending the replacement or rebuilding of the antique windows.
    - b. How many windows are there? 21, 12 that are not good replacement windows and 9 original windows (6 on first floor, 3 on the second).
    - c. What is the condition of the original windows? Not great but will support the replacement of the storm windows.
    - d. What about putting new storms on the 9 original windows and replacing the 12 dysfunctional newer windows with good windows that are double glazed but suitable to the historic period of the building?
  - B. How to Proceed - DUE BY MID-JANUARY
    - a. Rick Burnet will look at the windows to gage their condition and take measurements.
    - b. The Historical Society will prepare a final draft of the application after weighing the options.

MOTION - Mark Russo moved that we leave the the storm window project on the table until Chris has a chance to prepare the final proposal. Jane Schulze seconded. Unanimously approved.

#### Project Updates

- 1. Vault Shelving project - Still waiting for installation of electrical fixture for lights. When this is done the shelves will be installed
- 2. Alarm system - Nothing at this time.
- 3. Churchill Park project - Still waiting on some further engineering work. The Conservation Restriction is still in process.

Next Meeting - The next meeting of the CPC is scheduled for 6:00 p.m. on January 14, 2014. Mark Russo will contact the applicants to make sure that they have firm applications available by that date. The meeting for February is tentatively scheduled for 2/25/14 at 6:00 p.m

Adjournment - Irv Butler moved, Sue Walker seconded and the CPC unanimously agreed to adjourn the meeting at 8:00 p.m.