

PLYMPTON COMMUNITY PRESERVATION COMMITTEE MINUTES FOR TUESDAY, FEBRUARY 4, 2014 6:30 P.M.

Greetings/Opening - The meeting was called to order at 6:35 p.m. CPC members in attendance: Deb Anderson, Rick Burnet, Irv Butler, David Chandler, Susan Ossoff, Mark Russo, Jane Schulze and Colleen Thompson. Guests present during the meeting: Linda Leddy and Vicky Maloney, representing the Open Space Committee and Dave Alberti.

Minutes Approval - Jane Schulze moved that we accept the minutes for January 14th. Rick Burnet seconded. The motion was approved with one abstention.

Project Updates

1. Vault Shelving project - Nothing at this time.
2. Alarm system - Nothing at this time.
3. Churchill Park project - Wildlands Trust walked through the Park prior to accepting the Conservation Restriction on the property. They then voted unanimously to take CR which is currently under review by their lawyer.

Other Business

1. Annual Report - Jane Schulze moved that we accept the 2013 Annual Report as written. Susan Ossoff seconded. The motion was unanimously approved.
2. Bills - Rick Burnet moved that we approve the invoice for \$300. for Community Preservation Coalition Dues. Deb Anderson seconded. The motion was unanimously approved.
3. CPA news - The Coalition reminded local CPCs to lobby our state legislation to again support the *Act to Sustain Community Preservation*: which adds an additional \$25 million for the statewide CPA Trust Fund in FY 2014. People are encouraged to both write and call their representatives.

New Project Applications

1. Winnetuxet Mill Pond Recreation Area - Nothing at this time.
2. Plympton Historical Society - Nothing at this time.

NOTE: The following excerpt is from the **Plympton Community Preservation Plan, The Funding Process** section, page 10:

Time Sensitive Applications

- At the discretion of the CPC, applications for time sensitive projects which cannot wait for the usual autumn submission window may be submitted and reviewed by the CPC at any time of year.
- These applications will be considered as described below (“CPC Consideration”), and if deemed appropriate and necessary, considered for possible referral to the annual town meeting or a special town meeting for approval.

The CPC has received such an application and is reviewing this at tonight’s meeting.

3. Applicant: Plympton Open Space Committee.
Project Name: Technical Assistance and Planning Fund for High Priority Projects
CPA Funding Requested: \$15,000.

Presentation Notes: In 2009, the Plympton Open Space Committee (POSC) and the Old Colony Planning Council (OCPC) completed a draft of an Open Space and Recreation Plan (OSRP) for the town of Plympton, which reflected the comments of many town residents. The Plan was approved by the Massachusetts Executive Office of Environmental Affairs. This Plan is a vitally important planning tool that the town uses to help preserve its historic and rural character and the quality of community life as these relate to open space, historical sites, and recreation.

The OCPC lists 3 blocks of land that are of high priority for protection and possibly acquisition as open space. These properties are on Ring Road, Parsonage Road and West Street. Property owners on Ring Road have bespoken an interest in the possibility of transferring ownership, through donation or purchase, of their properties to the Town. Some of the owners may be looking to divest themselves of their property in the near future. The land on Parsonage is currently held by the U.S.D.A. which may also move at any time to sell the property.

In order to facilitate the acquisition of any of these properties, Open Space feels that it would be of benefit to the Town to have a fund established which would cover some of the costs of pre-acquisition. These costs could include a title search, an appraisal, a conservation restriction, technical services, survey, wetlands delineation and site assessment.

The Fund would only be used for the Ring Road and Parsonage Road properties as listed in the OSRP. It would be used to defray part of the costs of the pre-acquisition activities listed above and only with willing landowners who sign a Memo of Understanding with the Town. Without this fund the Town would have no way of moving on any time sensitive deal for these lands. These monies would only be used if necessary to move the properties into Town ownership and would not be touched if the properties do not become available.

Discussion and Questions:

1. This would be a broader project than any previously undertaken by the Plympton CPC. Our other projects have been very specific in scope. Mark Russo contacted Stuart Saginor, Executive Director of the Community Preservation Coalition. The bottom line is that as long as the project fits one of the required categories (Acquire, Create, Preserve, Support, Rehabilitate), it would be within the scope of the CPA. We would need to be specific about which particular properties could be acquired through the use of this fund and clear that this is not a general fund for use by the Open Space Committee.
2. Other towns in the Commonwealth have used CPA monies to fund a Conservation Fund budget for acquisition of small blocks of properties that become available and require immediate action. This is something we may consider in the future.
3. We need to remain vigilant regarding any possible conflict of interest issues with our committee members serving on multiple town boards and committees.
4. We need to be clear that this particular project fits the standard for CPC Time Sensitive Applications. It is not something that could be postponed to the next round of applications.

5. What about the third block of high priority property that is listed in the OSRP? There does not seem to be any movement on the West Street property that would require quick action by the Town. We want to keep this application specific to the two other blocks of land to keep the project within the scope of the CPC's purview.
6. This seems to be a good and reasonable project. It is specific and clearly linked to the Open Space and Recreation Plan.
7. This is a way to possibly get land donated to the Town by helping the owners afford the miscellaneous costs associated with such a gift. In addition it shows larger, established and well-funded conservation groups that Plympton is invested in open space projects. This may encourage their support (financial and other) for future projects.
8. Linda Leddy will make the suggested changes to the application.

CPC Action - Deb Anderson made a motion that the CPC continue to consider this project. Jane Schulze seconded. The motion was unanimously approved. **Mark Russo will contact Town boards and committees to solicit their input.**

Next Meeting - The next meeting of the CPC is scheduled for 6:00 p.m. on March 4, 2014. At 6:30 we will open the public hearing to solicit public input and answer questions regarding the three projects. **Deb Anderson will place the Public Hearing Notice in the Brocton Enterprise. Mark Russo will post notices in the library, on the bulletin board, on the website and will mention it during Board of Selectmen meetings.**

Adjournment - Colleen Thompson moved, Jane Schulze seconded and the CPC unanimously agreed to adjourn the meeting at 7:45 p.m.