

## **Community Preservation Committee, Town of Hull, MA**

### **Minutes**

**November 26, 2018**

**Attending:** Jim Ianiri, Sarah Das, Jim Richman, Greg Grey, Lou Sorgi, Jason McCann, Fulvia Matteucci, Carol Costello (CPC Consultant)

Meeting convened at 7:05 p.m.

Discussion and circulation of minutes dated June 11, 2018, July 30, 2018, October 15, 2018 and November 5, 2018.

**MOTION:** TO ACCEPT MINUTES WITH MINOR AMMENDMENTS BY GREG GREY. SECONDED BY JIM IANIRI; UNANIMOUS VOTE IN FAVOR.

Victoria Stevens, Executive Director of the Hull Lifesaving Museum, spoke in favor of application submitted for the Windmill Boathouse. Fulvia asked questions about whether the application for the restoration of the doors or the entire south façade. Additional questions were asked about the application by other members. Sarah Das asked Victoria to provide information about the elevation of the current building. Victoria said she hoped that they would hope to have a \$50,000 pledge matched by CPA funds; she said that in the late 1960's/1970's, there was a fire and during repairs, a roof deck was built which created water issues in the building (this was all before Lifesaving Museum operated it).

Judeth Van Hamm spoke regarding her application regarding the Weir River Estuary. She submitted a pre-application but did not follow up with a full application in time for the November 1st deadline as she still needed to get materials together regarding the value of the land. The Committee asked Judeth to come back with additional information to see if the Committee can make a decision on whether to put through an emergency application. She submitted a comparative market analysis of 0 Chatham Street and an additional document entitled Potential Community Preservation Act Project for the Weir River Woods.

Craig Wolfe, 89 Edgewater Road, spoke on behalf of the generator application at the Hull Housing Authority properties at Atlantic Court. He indicated that without the electric generator, the building freezes up. He said he submitted multiple bids at around \$12,000-13,000.

Randy Gould talked about the work he did to investigate CPA funding for the Village Fire Station and Original Town Hall. He said he spoke with the Town Manager about the project. The Town planned and did submit a study on the property for CPA funding. Randy thinks that the study is not a good idea and work should be done right away especially regarding the shingles. Greg Grey offered to be a liaison with Randy on moving forward with the project and Fulvia asked that they connect further with the Historic Commission.

MOTION: TO APPROVE PAYMENT TO CAROL COSTELLO, CONSULTANT TO CPC, FOR MEETINGS ATTENDED ON OCTOBER 15, 2018 AND NOVEMBER 26, 2018 AT THE RATE OF \$200/MEETING, BY GREG GREY. SECONDED BY JIM RICHMAN; UNANIMOUS VOTE IN FAVOR.

Carol Costello presented a little about the selection criteria for CPA projects in Hingham:

- How mature is the project?
- Does the project stand alone and not commit the CPC to future initiatives?
- Is it time sensitive?
- Are there no other sources of capital?
- Is the value of the CPA capital multiplied through other contributions?
- Is the project part of an integrated long-term plan?
- Is the project “shovel-ready”?

Carol suggested adding a criteria that another town uses:

- What is the priority of the application if multiple applications are submitted?

Fulvia suggested adding:

- Does the project serve more than one CPA purpose?

Carol noted that it should also be noted what the public benefit is, as well as to remember that you are spending your neighbor’s money when making decisions. Carol noted that the applications submitted from the Chris DiIorio were mostly incomplete and missing key information. Carol also noted that it is essential to get permission from the Board of Selectmen for town-owned property. Greg indicated that the estimates for the playground and park improvement applications are accurate. Carol advised that all applicants come in and do presentations on television. Fulvia asked about putting applications on the website and we discussed doing this.

MOTION: TO APPROVE THE SELECTION CRITERIA LISTED ABOVE FOR THE HULL COMMUNITY PRESERVATION COMMITTEE, BY GREG GREY. SECONDED BY JASON MCCANN; UNANIMOUS VOTE IN FAVOR.

MOTION: TO PUT ALL THE FINAL APPLICATIONS ON THE WEBSITE FOR VIEW BY THE PUBLIC, BY JASON MCCANN. SECONDED BY GREG GREY; UNANIMOUS VOTE IN FAVOR.

The Committee discussed next steps for the process and deliberating applications.

The Committee discussed the pre-application from Judeth Van Hamm regarding property for Weir River Estuary and whether it qualifies as something “time sensitive.”

MOTION: DUE TO THE TIME SENSITIVE NATURE OF THE APPLICATION, TO PROVIDE AN EXTENSION FOR JUDETH VAN HAMM’S APPLICATION FOR ACQUISITION OF THE WEIR ESTUARY PARCEL TO TWO (2) DAYS’ PRIOR TO

THE NEXT CPC MEETING DATED DECEMBER 10, 2018 AND HAVE CO-CHAIR JIM IANIRI REACH OUT, BY GREG GREY. SECONDED BY JASON MCCANN; 6 IN FAVOR, 1 AGAINST.

The Committee decided to review and vote on projects at the next meeting. Jim Ianiri recommended review of the applications randomly.

Meeting adjourned at 9:35pm.

Next Regular Meeting – December 10, 2018 at 6:30pm.