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**Community Preservation Committee
Town of Hull, MA Minutes
December 10, 2018**

Attending: Jim Ianiri, Sarah Das, Greg Grey, Jason McCann, Fulvia Matteucci, Jim Richman, Carol Costello (CPC consultant)

Absent: Lou Sorgi

Meeting convened at 7:09 p.m.

MOTION: TO PUBLISH CPA APPLICATIONS ON THE TOWN WEBSITE WITHOUT PHONE, EMAIL AND PERSONAL ADDRESS. MADE BY JASON. SECONDED BY FULVIA. UNANIMOUS VOTE IN FAVOR OF THE MOTION.

MOTION: TO APPROVE PAY FOR CAROL COSTELLO FOR WORK OCTOBER 15TH, NOVEMBER 26TH AND DECEMBER 10TH. MADE BY GREG. SECONDED BY SARAH. UNANIMOUS VOTE IN FAVOR OF THE MOTION.

The Committee discussed with Carol how to best evaluate the projects and make decisions. The Committee decided to evaluate each project at random and decide if it meets the criteria.

The first project discussed was the emergency generator of McTighe Manor. The Committee discussed the eligibility. The Committee agreed it met the criteria generally and will move to the final round for discussion.

The next project discussed was the Windmill Boathouse. It was discussed by Committee whether there was urgency - was it time sensitive? The Committee agreed to consider at the end.

The next project discussed was the Easingwood Property. It was discussed by the Committee across multiple selection criteria. The Committee agreed to consider at the end, and that it meets the criteria.

The next project discussed was the Fort Revere Tower. The Committee agreed that it meets the criteria.

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The next project was the Paragon Carousel application. It was discussed whether there was time sensitivity. The Committee discussed it as a “showcase” project, but others said whether you would actually see impact. There was discussion about the control of the site - did the Carousel have a lease in place with the DCR? Fulvia indicated she would follow up on the lease question. The Committee agreed that it meets the criteria.

The next project discussed was the Active Recreation Plan. It was discussed whether this was duplicative of the Open Space and Recreation Plan. It was discussed whether the budget was detailed enough to understand how the money would be spent. There was discussion regarding the lack of information and whether it meets the selection criteria.

The next project discussed was the Hampton Circle Playground. The Committee discussed whether playgrounds were determined as a priority for the town. It was discussed whether the application was fully mature as estimates for the structure were missing.

The next project discussed was the Kenberma and Gunrock Playground Rehabilitation. It was discussed whether these projects were possibly higher visibility than the the Hampton Circle Playground. It was discussed whether to split the two areas: Kenberma (\$120k) and Gunrock (\$90k). The Committee agreed that the Kenberma project meets the criteria.

The next project discussed was the Preservation of Historical Town Records. It was discussed whether the project was fully mature in terms of quotes and the full scope of the project.

The last project discussed was the Hull Village Fire Station Engineering. There was discussion about whether it meets the criteria.

There was also discussion about a community housing segregating fund, adding more to that to build more funding.

The Committee discussed the projects where there was consensus and we should have a second round of discussion:

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MOTION MADE BY JIM IANIRI TO MOVE THAT ANY FUNDS APPROVED AT TOWN MEETING SHALL FIRST BE WITHDRAWN FROM THE SPECIFIED RESERVE ACCOUNT AND THEN THE BALANCE WILL COME FROM THE GENERAL FUND. SECOND BY GREG. FAVOR: 6; AGAINST: 0.

Putting money to the administrative fund - required by statute

MOTION MADE BY JASON TO MOVE 5% INTO THE ADMINISTRATIVE FUND. SECOND BY FULVIA. FAVOR: 6; AGAINST: 0.

- The emergency McTighe Manor generator

MOTION MADE BY JIM IANIRI TO MOVE FORWARD WITH THE APPLICATION FOR THE MCTIGHE MANOR GENERATOR UNDER THE CRITERIA OF PRESERVING COMMUNITY HOUSING. SECONDED JIM RICHMAN. FAVOR: 6; AGAINST: 0.

- Windmill Point Boathouse

There was discussion about reducing the amount of funding to \$70,000.

MOTION BY JASON TO MOVE FORWARD THE APPLICATION FOR WINDMILL POINT IN THE AMOUNT OF \$70,000. SECONDED BY SARAH. FAVOR: 6; AGAINST: 0.

- The Water Tower

There was discussion about the fact that the Board of Selectmen and Town Manager do not support the project and they control the site. There was a lot of discussion about whether it was worth it to move forward. Multiple members expressed the high level of need regarding the project and the fact that it is a major symbol for the town. Other members expressed concern about whether it is a priority and if a plan would be a better route.

MOTION BY JASON TO MOVE FORWARD THE APPLICATION FOR THE FORT REVERE TOWER. SECONDED BY SARAH. FAVOR: 5; AGAINST: 1.

- Paragon Carousel

MOTION MADE BY JIM IANIRI TO MOVE FORWARD THE APPLICATION FOR THE PARAGON CAROUSEL. SECOND BY JIM RICHMAN. FAVOR: 6; AGAINST: 0.

- Easingnwood Property

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There was discussion about the property with a member concerned that the space would actually be used for an open space purpose.

MOTION MADE BY JASON TO MOVE FORWARD THE APPLICATION FOR THE EASIGNWOOD PROPERTY. SECONDED BY FULVIA. FAVOR: 5; AGAINST: 1.

Hull Village Fire Station Engineering

MOTION MADE BY FULVIA TO MOVE FORWARD THE APPLICATION FOR THE HULL VILLAGE FIRE STATION. SECONDED BY JIM IANIRI. ALL THOSE IN FAVOR: 0; ALL THOSE AGAINST: 6.

- Kenberma

There was discussion about the costs associated with the Kenberma recreation area and whether all the requested funds are necessary. Ultimate the Committee decided that the \$120,000 amount seems reasonable.

MOTION MADE BY FULVIA TO MOVE FORWARD THE APPLICATION FOR THE KENBERMA RECREATION AREA. SECONDED BY GREG. ALL THOSE IN FAVOR: 6; ALL THOSE AGAINST: 0.

- Gunrock

MOTION MADE BY FULVIA TO MOVE FORWARD THE APPLICATION FOR THE GUNROCK RECREATION AREA. SECONDED BY JIM IANIRI. ALL THOSE IN FAVOR: 1; ALL THOSE AGAINST: 5; ABSTAIN: 1.

- Hampton Circle

MOTION MADE BY GREG TO CONSIDER THE APPLICATION LAST FOR HAMPTON CIRCLE IN THE EVENT THERE ARE REMAINING FUNDS AFTER OTHER PROJECTS ARE VOTED ON. SECONDED BY JIM RICHMAN. ALL THOSE IN FAVOR: 5; ALL THOSE AGAINST: 1.

MOTION MADE BY FULVIA TO MOVE FORWARD THE APPLICATION FOR HAMPTON CIRCLE. SECONDED BY JIM IANIRI. ALL THOSE IN FAVOR: 2; ALL THOSE AGAINST: 4.

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Community housing “lockbox” (\$83,928)

MOTION MADE BY JASON TO ALLOCATE 20% OF ONE YEAR’S REVENUE TO COMMUNITY HOUSING FUND. SECONDED BY JIM RICHMAN. ALL THOSE IN FAVOR: 6; ALL THOSE AGAINST: 0.

The Committee categorized two projects that might not need a second round of discussion:

- Active Recreation Plan

MOTION MADE BY FULVIA TO MOVE FORWARD THE APPLICATION FOR ACTIVE RECREATION PLAN. SECONDED BY JIM. ALL THOSE IN FAVOR: 0; ALL THOSE AGAINST: 6.

- Preservation of Town Records

There was discussion about there needed to be more specific regarding the plan and there needs to a place for the restored document to be placed where they will remain in good condition.

MOTION MADE BY JIM IANIRI TO MOVE FORWARD THE APPLICATION FOR THE PRESERVATION OF TOWN RECORDS. SECONDED BY SARAH. ALL THOSE IN FAVOR: 0; ALL THOSE AGAINST: 6.

There was discussion about this project and how it would be a better application and worth considering next year.

There was discussion about next steps.

The Committee decided to reach out to the Board of Selectmen to see about meeting on Thursday, January 10th.

The next meeting for the CPC was determined as Monday, January 14th.

Meeting was adjourned at 10:46pm.