

Town of Hull Community Preservation Committee

Minutes: March 19, 2018

The March 19, 2018 meeting of the Community Preservation Committee was held at 7:00 p.m. at Hull High School, 180 Main Street, Hull, Massachusetts.

Attending: Jason McCann, Co-Chair; Fulvia Quilici Matteucci, Co-Chair; Sarah Das, Treasurer; Greg Grey, Lou Sorgi; and Joe Reilly.

Absent: Jim Ianiri, Secretary

Summary of Discussion

This was a public forum for the purposes of presenting to residents information about the CPA and the CPC. Following an overview on the CPA and an introduction of the board, Das explained the areas in which CPA funds can be used. She then presented examples of ways in which CPA funds are being used in nearby towns currently. These included a maps and signage project in Norwell in the open spaces category; the wharf boardwalk project in Hingham in the category of recreation; the restoration of the library cupola in Cohasset in the category of historic preservation, and a joint project with Habitat for Humanity in Barnstable.

The following committee members then presented ideas presented ideas from their representative boards or committees.

Reilly said that 22% of Hull households are severely cost-burdened and noted that CPA funds can be used for acquisition, creation, preservation and/or restoration of affordable housing. This can include creation of an affordable housing trust, certain capital improvements to housing authority properties, support for qualifying senior properties for accessibility improvements, as well as rental assistance and mortgage subsidy programs, and planning and feasibility studies.

Sorgi stated that the CPA can help with the acquisition, creation and preservation of open spaces. He stated that the Conservation Commission has expressed interest in working on the Weir River Estuary, as well as creating signage for public access, and creating an educational program about the dunes.

Grey spoke about needs in the area of parks and recreation, sample projects being playgrounds, athletic fields, hiking and biking trails, parks and community gardens. He pointed out that the town is in dire need of playground structures and explained the issues facing all of the individual playgrounds in town.

Quilici Matteuccisaid that there are numerous historic buildings in town that CPA funds could help. These include Town Hall, the water tower and fortifications at Fort Revere, the old Town Hall and fire station, Central Fire Station, the Lifesaving Museum, the boat house, and the library. In addition, she stated that funds can be used for non-town-owned land like the DCR clock tower and police station, as well as the carousel. It can also be used for historic artifacts. She pointed out that small parts of larger projects can be accomplished.

McCann asked those present and those watching on television to contribute their thoughts and idea, either in the meeting or using the online survey tool.

The following were among the ideas mentioned in the area of affordable housing:

- Robin Flint suggested better ventilation systems for public housing authority buildings.
- Jennifer Constable, Samoset Avenue, said that improving code violations and bringing utilities above ground for qualifying homeowners could be a project that falls into CPA funding. She said that the community housing category isn't restricted to housing authority properties, as long as home owners qualify.

- Randy Gould, Cushing Street, said that the town should focus on existing properties before it creates new things to take care of.

The following were among the ideas mentioned in the area of open space/recreation:

- Jeanne Paquin, Edgewater Road, suggested marking the rights of way to the water.
- Pam Wolfe, Sunset Ave., suggested areas for biking and walking.
- Abby Newbold, Main Street, asked if there is a compilation of town-owned lands and lots. Sorgi said that this is an ongoing project that could be funded by the CPA.
- Gould raised the issue of the railroad bed and its suitability as open space.

The following were among the ideas mentioned in the area of historic preservation:

- Sarah Staginelli, Highland Ave., said that something like the roof of Town Hall should be the responsibility of the town
- Bob Pahl, Spring Street, stressed the importance of the funds not being absorbed into bigger town needs and disappearing.
- McCann pointed out that there will be public hearings on project suggestions so that people will have input on such ideas.
- Dennis Riley, Holbrook Ave., said that he is the co-chair of the Historic Commission and there is no budget in town for these projects.
- Constable said that the CPA was created because these are the kinds of projects that fall to the bottom of the priority list in many towns. She also said that applicants should see what work is already being done in the areas they are interested in and see what other funding sources can be identified.
- Randy Gould said that it isn't always cost effective to preserve historic places.
- BJ Simon, D Street, suggested prioritizing opening the water tower.

Suggestions and ideas received from the online survey tool included:

- Projects to help seniors in historic districts
- Town Hall, tennis courts, and playgrounds
- Repairing the Senior Center
- Repairing the A Street Pier and boat ramps
- Acquiring unbuildable lots
- Consolidating the schools and using CPA funds to renovate the middle school
- Benches and picnic tables for the bay side
- Signage for open space made in organic wood-feel materials
- Fort Revere carnival day

McCann suggested that those interested explore the information and ideas archived at communitypreservation.org. He encouraged people to think about joining together with other stakeholders, town departments, or organizations before sending in applications. The board noted that CPA funds can be used for matching funds in qualifying situations that require them and can be combined with funds from other sources in order to bring a project to fruition.

McCann stated that the committee will next evaluate feedback, meet with town boards and organizations, and create a CPA plan. In the fall and winter, it will review individual projects. Public hearings will be held on all projects and the committee will place articles on the 2019 Town Meeting warrant. Applications will be available in the fall.

Das noted that it will be a two-stage application process, with a pre-application and application. McCann said that the first step is to know whether a project can legally be done with CPA funds. The committee will also want applicants to explore partnering possibilities.

Rhoda Kanet, Samoset Ave., suggested that there might be a way the committee can link people with similar ideas or publish ideas so as to create coalitions.

The committee encouraged anyone interested to attend its monthly meetings, which are open to the public.

The meeting was adjourned at 8:27 p.m.

Respectfully submitted by Catherine Goldhammer, Recording Secretary