



Approved May 18, 2023

TOWN CLERK

2023 MAY 22 PM 12: 29

DUXBURY, MASS.

Town of Duxbury Community Preservation Committee

MINUTES OF JANUARY 12, 2023

The Duxbury Community Preservation Committee (CPC) met on Thursday, January 12, 2023 at 9:00 a.m. in person in the Town Hall Mural Room.

Members Present: Kathy Cross, Tag Carpenter, Tony Kelso, David Uitti, and Holly Morris.

Members Absent: Bri Leing and Kathy Palmer

Staff Present: Nancy Rufo, Conservation Administrator

Chair, Holly Morris welcomed everyone and called the Community Preservation Committee to order at 9:04 a.m. Ms. Morris opened discussion regarding the Annual Town Meeting (ATM) Articles and updates on projects.

REVIEW OF ANNUAL TOWN MEETING CPC ARTICLES

Chandler Playground and Steele Tennis Courts

Committee previously decided on funding 50% of projects and the schools would use fundraising for the remainder. The initial playground request was \$200,000 to fund the front playground at Chandler School, and \$277,626 requested for the Steele tennis courts. Ms. Morris noted the outstanding fundraising by the Elementary Playgroup Group, and an excellent presentation by tennis student players. The committee agreed that an allocation of \$138,819 for tennis courts, and \$100,000 for the school playground will be presented at town meeting.

Tag Carpenter made a motion, seconded by Kathy Cross, to approve partial funding of \$138,819 for the Steele tennis court rehabilitation project, with funds being released once matched. Motion passed unanimously 5-0.

Tony Kelso made a motion, seconded by Tag Carpenter, to approve expenditure of \$100,000 for the Chandler School playground, with funds being released once matched. Motion passed unanimously 5-0.

DAHT East Street Bog

CPC funding is to be determined, as DAHT is still working on an appraisal, determining what will be developed, and what will remain open space. The current proposal is 8 units however more open space may be needed to offset the size of development. DAHT is tasked with obtaining an appraisal and are still in the defining stages of development.

DAHT Reimbursement and Consultant

The DAHT has requested a reimbursement of \$250k for one Harington lot. Funds from the sale of the property will be used to retire debt (\$500k), but it is bundled with other debt. Committee members discussed the best way to repay DAHT through a funds transfer. Committee members also discussed access to funds in order to obtain consulting services on a timely basis.

Tag Carpenter made a motion, seconded by Kathy Cross, that the CPC support funding \$85,000 from the CPA Historic reserve and \$40,000 from the Open Space reserve to the Affordable Housing reserve to pay 50% of the monies requested by the DAHT for 761 Temple Street. Motion passed unanimously 5-0.

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Tag Carpenter made a motion, seconded by Tony Kelso, to transfer \$10,000 from the Affordable Housing account to the DAHT for future consulting services. Motion passed unanimously 5-0.

Girl Scout House

There is a possibility of renovation next year, but the project is not at a point where money can be assigned to it. Committee members agreed it is a great and necessary project, but it must be determined by the town.

Kathy Cross made a motion, seconded by Tony Kelso, to indefinitely postpone the Girl Scout House project. Motion passed unanimously 4-0-1 (1 abstention due to conflict of interest).

(David Uitti left the meeting at 10:00 a.m.)

PROJECT UPDATES

761 Temple Street

Nancy Rufo reported that she will be following up with Duxbury Construction regarding the septic at 761 Temple Street.

CPA Return to 3%

Holly Morris stated that CPA matching funds are at 38.5% (\$225,518), and that towns with a full 3% match were well above 40%. Ms. Morris proposed writing a letter to the editor of the *Duxbury Clipper* regarding why returning to 3% CPA is highly beneficial for the town, particularly because of the multiple rounds of matching funds offered by the state. It is especially important to emphasize that the money stays in town for town purposes, and that the voters get to ultimately decide how the money is spent.

Historic Preservation

Tag Carpenter has been researching historic preservation grants and low interest loans in other towns that support private homeowners. Mr. Carpenter suggested using a Duxbury property as a case study to help maintain historic districts.

Open Space Trail Maps

Kathy Cross suggested updating the 2009 Duxbury Open Space and Trail maps, and suggested including "story walk" flags similar to those at the O'Neil Farm.

Open Space Plan

Committee members reviewed the spreadsheet and "Envision Duxbury" action items assigned by Planning Director Chris Ryan. Mr. Ryan informed the committee that the state can create an updated Open Space Plan at the cost of \$17k. Committee members discussed the possibility of funding this through the administrative account.

Community Preservation Committee Summary

Holly Morris met with Drew Thawley and others about the need for additional playing fields in town. The parent group has hired a consultant to investigate areas with field potential. CPA can only help with funding the planning, but not actual turf if that is what is being considered. Ms. Morris proposed talking with the group and educating them about CPA. Selectboard member Mike McGee is working with this group as well.

Holly Morris stated that she will present the CPC summary at Annual Town Meeting and will also schedule a presentation at the Senior Center. Tag Carpenter noted that town bylaws allow for annual informational sessions, and CPC had previously held a morning meeting for this purpose. Mr. Carpenter suggested placing a notice in the paper, and holding a meeting for discussion where the public is invited. The next CPC meeting is on 2/16. A notice in the *Duxbury Clipper* could be placed on 2/8 and 2/15 regarding all CPC purposed money used, project updates, surcharge increase, and articles.

ADMINISTRATIVE MATTERS

Approval of Meeting Minutes:

The vote on the approval of minutes was postponed until the next meeting on February 16, 2023.

NEW BUSINESS

Tag Carpenter stated that he would like CPC to be proactive regarding land surveys for affordable housing. Holly Morris agreed but stated that this seems like a housing trust responsibility.

ADJOURN

At 10:57 a.m. Tony Carpenter made a motion, seconded by Tony Kelso, to adjourn the Community Preservation Committee meeting. Motion passed unanimously 4-0.

Next Meeting is Scheduled for February 16, 2023 at 9:00 a.m. in the Mural Room at Town Hall.