



Approved August 4, 2022
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DUXBURY, MASS. DUXBURY, MA

Town of Duxbury Community Preservation Committee

MINUTES OF MAY 19, 2022

The Duxbury Community Preservation Committee (CPC) met on Thursday, May 19, 2022 at 9:00am via remote Zoom video conferencing.

Members Present on a Roll Call Vote: Tag Carpenter, yes; Kathy Cross, yes; Tony Kelso, yes; Holly Morris, yes; David Uitti, yes; and Kathy Palmer, yes.

Members Absent: None

Staff Present: Nancy Rufo, Administrative Assistant

Also Present: Jim Hunt

Chair, Holly Morris called the Community Preservation Committee to order at 9:01am. She read the following preamble: Pursuant to Governor Baker's Chapter 20 of the Acts of 2021 dated June 16, 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency regarding suspending certain provisions of the Open Meeting Law, G.L. c30A, s18, the Town of Duxbury's Board and/or Committee meetings will be conducted via remote participation to the greatest extent possible with members. For this meeting, members of the public who wish to watch the meeting may do so via the Zoom meeting links.

COMMITTEE MEMBERSHIP UPDATE

Holly Morris brought forth the application of Jim Hunt to join the CPC as the representative for the Duxbury Housing Authority. Jim would replace the seat vacated by Paul McCormack's resignation effective 3/15/2022.

Tag Carpenter made a motion, seconded by Tony Kelso, to approve the nomination of Jim Hunt as the Duxbury Housing Authority representative on the Community Preservation Committee. Motion passed unanimously on a roll call vote: Tag Carpenter, yes; Kathy Cross, yes; Tony Kelso, yes; Kathy Palmer, yes; and Holly Morris, yes. Motion carried 5 to 0.

Jim Hunt was admitted to the Zoom meeting at 9:03am.

PROJECT UPDATES

- 761 Temple Street/Harrington/Isaac Simmons Farmhouse: Tag Carpenter provided an update. The house is being prepared for sale. An appraiser has looked at the property and restriction. We are currently awaiting his written comments, as well as comments from the MA Historical Commission and KP Law. Hanney Properties was at the house last week and did a 3D capture of the exterior and interior. They are hoping to turn this around and have a website available sometime this week. Mr. Carpenter has also investigated running a draft ad in CiraOldHouses.com. This draft ad is not yet visible to the public. There is a parcel map that we have received a progress print focusing on the two parcels to be sold. Marketing at a minimum would need to be with a local publication, with the possibility of broadening to others for maximum visibility.

David Uitti joined the meeting at 9:11am.

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The mission of the Town of Duxbury is to deliver excellent services to the community in the most fiscally responsible and innovative manner while endeavoring to broaden our sense of community and preserve the unique character of our town.

A point of contact at Town Hall for the RFP also needs to be determined, as well as a minimum bid. The results of the appraisal will assist with determining this number. In summary, the two main questions to answer are the price point and length of time for advertising. The Committee was in agreement that 30 days seems to be a reasonable length of time. The Preservation Restriction needs to be finalized before proceeding. The next Harrington Working Group meeting is scheduled for May 25, 2022.

- Delorenzo Farm: Kathy Cross provided an update. The License agreement was edited to add verbiage regarding subleasing, and to make changes to the land clearing approach. We are awaiting approval of these changes prior to moving forward.

DISCUSSION RELATED TO CPA SURCHARGE

Holly Morris began the discussion related to the CPA surcharge. This had been 3% but was lowered to 1% years ago as voters were concerned about the tax burden of building a new school, new police station, and fire station renovation. The issue with lowering the surcharge is the state match also decreases. These monies are paid out in three rounds with the first round going to all, whereas the second and third only go to those towns with 3% surcharges. The current median CPA tax bill at the 1% surcharge is \$75. Realistically, this number will need to be increased if there are to be further land purchases, either for open space or as a way to protect against sea level rise. An increase would also allow to continue to preserve what is important to the town, and can include aspects of the town's Comprehensive Plan (Halls Corner revitalization was discussed).

ADMINISTRATIVE MATTERS

- Minutes for Approval: Regular and Executive Session: April 21, 2022. The vote on approval of minutes was postponed until the next meeting on June 16, 2022.
- Review of Requisitions and Invoices since last Meeting. Requisitions and Invoices were reviewed without comment.

Tony Kelso left the meeting at 9:55am.

NEW BUSINESS

No new business was brought forth.

EXECUTIVE SESSION

At 10:00am Kathy Cross made a motion, seconded by Kathy Palmer, to enter Executive Session. "I move we go into Executive Session for the purpose of discussing consideration of the purchase, exchange, lease or value of real estate, since an open meeting may have a detrimental effect on the strategizing and negotiating position of the town, if the Chair so declares, in accordance with Mass. General Law Chapter 30A section 21, and that the Board adjourn Regular Session immediately after the completion of the Executive Session." Chair, Holly Morris, declared the necessity for an Executive Session for the purpose of discussing consideration of the purchase, exchange, lease or value of real estate.

Motion passed unanimously on a roll call vote: Tag Carpenter, yes; Kathy Cross, yes; David Uitti, yes; Kathy Palmer, yes; and Holly Morris, yes.
Motion carried 5 to 0.

MEMBERS ENTERED EXECUTIVE SESSION at 10:00am.

EXECUTIVE SESSION AND REGULAR SESSION ADJOURNED SIMULTANEOUSLY AT 10:20AM.

ADJOURNMENT: At 10:20 am Kathy Palmer made a motion to adjourn the Executive Session and simultaneously adjourn the Regular Session, seconded by David Uitti. Motion passed unanimously on a roll call vote: Tag Carpenter, yes; Kathy Cross, yes; David Uitti, yes; Kathy Palmer, yes; and Holly Morris, yes. Motion carried 5 to 0.

The next CPC meeting is scheduled for June 16, 2022.