



Approved August 4, 2022

TOWN CLERK

2023 JAN 10 AM 8:41

DUXBURY, MASS.

Town of Duxbury Community Preservation Committee

MINUTES OF JULY 14, 2022

The Duxbury Community Preservation Committee (CPC) met on Thursday, July 14, 2022 at 8:30 a.m. via remote Zoom video conferencing.

Confirmation of Members Present on a Roll Call Vote: Tag Carpenter, yes; Kathy Cross, yes; Jim Hunt, yes; Tony Kelso, yes; Holly Morris, yes; and Kathy Palmer, yes.

Members Absent: David Uitti

Staff Present: Joe Grady, Conservation Administrator; Nancy Rufo, Principal Assistant, Pat Loring, Volunteer

Chair, Holly Morris called the Community Preservation Committee to order at 8:30 a.m. She welcomed everyone to the meeting and 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 posted Zoom meeting links.

Approval of George Wadsworth as CPC Member and Representative for the Duxbury Planning Board.

Kathy Palmer made a motion, seconded by Tony Kelso, to approve George Wadsworth as the Planning Board Representative to the CPC. Motion passed unanimously on a roll call vote: Tag Carpenter, yes; Kathy Cross, yes; Jim Hunt, yes; Tony Kelso, yes; Kathy Palmer, yes and Holly Morris, yes. Motion carried 6-0.

Project Updates:

Delorenzo Farm: Kathy Cross reported Holly Morris, Pat Loring, David Philbrick, Nancy Rufo and she met on site with farmer, Brett Sovick and John Borengo (West End Drilling) to discuss the location of two irrigation wells and a deep water line for livestock. Tasks and assignments from the meeting included: Dave Philbrick will coordinate clearing the entrance driveway and area for the front well site. Joe Grady, Nancy Rufo and Bo Boynton will schedule cleanup of the trash hole. Brett Sovick will generate a map for Board of Health well permitting using Planning Board software. And, Brett Sovick will send a summary memo of the 7/11/22 on site meeting including timelines and decisions. The group plans to meet again in three weeks to determine the next work phase.

Isaac Simmons Farm Update:

- **RFP and listing for sale.**

Tag Carpenter summarized the project to date. The Historic Preservation Restriction (HPR) was finalized in June and reviewed by the Mass. Historical Commission. On July 11, 2022, all documents were presented to the Selectboard. Release of the Request for Proposal (RFP) has been delayed one week until July 18, 2022. Tag Carpenter stated only the Procurement Cycle schedule will change, not the documents. Town Counsel, Shirin Everett, will publish the sale in the Central Register. She recommends a 40 to 45 day response time, instead of 30 days, which pushes the decision date into September. The Procurement Cycle must ensure all interested parties have the same information, therefore, a question and answer period will include a date all questions must be received and a date all answers will

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be distributed to all interested parties. Following discussion, the CPC agreed to a minimum bid of 550K. Appraisals have not yet been received. Two appraisals are expected, one of the property without restrictions and one with restrictions. Duxbury Executive Assistant, Nancy O'Connor, will be the Town Contact Person for interested buyers with Tag Carpenter available to answer detailed questions. There will be no "Real Estate Showings" only an Open House so all interested parties have equal access to the property.

9:25 a.m. Selectboard Liaison Member, Amy MacNab joined the meeting.

The Selectboard was asked to approve the Isaac Simmons RFP documents. Ms. MacNab, unfamiliar with the project to date, requested an update. She asked about the property's attributes, the process to date, the lots to be sold with the HPR, and the RFP. She was satisfied with the process and conclusions and agreed the RFP could be scheduled for release. Tag Carpenter noted the difference in the property value between the property without the HPR and the property value with the HPR is the amount the town has invested in historic preservation of this property. He also agreed *Clipper* articles with project updates would be a good idea.

Repayment of DAHT for Harrington lot.

The Duxbury Affordable Housing Trust (DAHT) is owed \$250,000. for the lot which is being sold with the Isaac Simmons farmhouse. Duxbury Finance Director, John Adams has stated debt service must be paid first before the DAHT is reimbursed, so reimbursement will have to occur later. Joe Grady asked if the funds for reimbursement could come from the CPA Historical Preservation Account at the next Annual Town Meeting.

Discussion on increasing the CPA surcharge.

CPC members discussed the pros and cons of initiating a campaign to return the Community Preservation Act surcharge to 3% from the current 1%. Discussion included: Increasing the surcharge to 2%, instead of 3%; current inflation impacts; seven million dollars (\$7,000,000) lost to date by being a 1% town; increased debt from borrowing for land purchases; and the median surcharge being at \$75 and the average surcharge at \$110.

Kathy Cross made a motion, seconded by Tony Kelso, to support increasing the CPA surcharge to 3%. Motion passed unanimously on a roll call vote: Tag Carpenter, yes; Kathy Cross, yes; Jim Hunt, yes; Tony Kelso, yes; Kathy Palmer, yes and Holly Morris, yes. Motion carried 6-0.

ADMINISTRATIVE MATTERS:

Minutes for Approval was postponed until the next meeting on August 4, 2022.

9:50 a.m. Tony Kelso and Amy MacNab left the meeting.

Committee Membership:

- Expiring Terms: Tag Carpenter term on the CPC is expiring. He agreed to serve another term and needs to be sworn in.
- Vote on Officers: Chair and Vice Chair: Kathy Cross made a motion, seconded by Kathy Palmer to nominate Holly Morris as Chair of the CPC. Motion passed on a roll call vote: Tag Carpenter, yes; Kathy Cross, yes; Jim Hunt, yes; Kathy Palmer, yes; and Holly Morris, yes. Motion carried 5 - 0.
- Kathy Cross made a motion, seconded by Kathy Palmer, to nominate Tag Carpenter as Vice-Chair of the CPC. Motion passed on a roll call vote: Tag Carpenter, yes; Kathy Cross, yes; Jim Hunt, yes; Kathy Palmer, yes; and Holly Morris, yes. Motion carried 5 - 0.

Approval of CPC Administrative Fund Expenses:

- Community Preservation Coalition Dues: Community Preservation Coalition dues for the upcoming year are \$2875. Tag Carpenter told the committee he had submitted his name for the CPA state committee. CPC members thought a Coalition speaker would be helpful during the 3% surcharge campaign.

Kathy Palmer made a motion, seconded by Jim Hunt, to approve the expenditure of \$2875 for the Community Preservation Coalition annual dues. Motion passed on a roll call vote: Tag Carpenter, yes; Kathy Cross, yes; Jim Hunt, yes; Kathy Palmer, yes; and Holly Morris, yes. Motion carried 5 - 0.

- Joe Grady's stipend. A stipend of \$11,000. is paid annually to Joe Grady in his role as CPC Coordinator. He stated he will be available to continue in that role following his retirement in August 2022, if the CPC wishes.

Kathy Cross made a motion, seconded by Kathy Palmer, to approve payment of Joe Grady's \$11,000. stipend. Motion passed on a roll call vote: Tag Carpenter, yes; Kathy Cross, yes; Jim Hunt, yes; Kathy Palmer, yes; and Holly Morris, yes. Motion carried 5 - 0.

Review of Requisitions and Invoices since last Meeting:

Requisitions and Invoices were reviewed without comment.

NEW BUSINESS:

- Kathy Palmer reported Mr. McLaughlin has applied for a Chapter 91 License to build a pier in the saltmarsh following his lawsuit victory.
- Holly Morris reported tennis courts at the Steele Building need repairs and the turf field repairs (800K) will be paid for by the School Department.

At 10:05 a.m. Kathy Cross made a motion, seconded by Kathy Palmer, to enter Executive Session. "I move we go into Executive Session for the purpose of considering the purchase, exchange, lease or value of real estate, if the Chair declares that an open meeting may have a detrimental effect on the strategizing and negotiating position of the public body, in accordance with Mass. General Law Chapter 30A section 21, and that the CPC adjourn immediately following the completion of the Executive Session."

Chair, Holly Morris, declared the necessity for an Executive Session to discuss consideration of the purchase, exchange, lease or value of real estate, as to do so in an Open Session may have a detrimental effect on the Town's strategizing and negotiating position.

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

MEMBERS ENTERED EXECUTIVE SESSION at 10:05 a.m.

EXECUTIVE SESSION AND OPEN SESSION ADJOURNMENT:

At 10:20 a.m. Kathy Cross made a motion, seconded by Tag Carpenter, to adjourn the Executive Session and simultaneously adjourn the Community Preservation Committee Regular Session. Motion passed unanimously on a roll call vote: Tag Carpenter, yes; Kathy Cross, yes; Jim Hunt, yes; Kathy Palmer, yes; and Holly Morris, yes. Motion carried 5 - 0.

Next Meeting is Scheduled for August 4, 2022