



Approved August 18, 2022

TOWN CLERK

2023 JAN 10 AM 8:41

DUXBURY, MASS.

Town of Duxbury Community Preservation Committee

MINUTES OF AUGUST 4, 2022

The Duxbury Community Preservation Committee (CPC) met on Thursday, August 4, 2022 at 8:30 a.m. via remote Zoom video conferencing.

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

Members Absent: Tag Carpenter, Jim Hunt and George Wadsworth

Also Present, Selectboard Liaison: Cindy Ladd-Fiorini

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, as amended on July 15, 2022, 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 by following the posted Zoom meeting links.

Project Updates:

Delorenzo Farm: Nancy Rufo reported there have been two recent on-site meetings: one to discuss the trash pit and one to locate the two irrigation wells. Joe Grady reported some confusion about the area to be forested. It is only the ten-acre area that has an Order of Conditions. A Forest Plan is being developed for the ten-acre section. Nancy Rufo showed before and after photos of the recent tree clearing. Farmer, Brett Sovick, has requested felled trees be saved for his use as fence posts. Frank Westgate is working on a well location plan.

Isaac Simmons Farm: Nancy Rufo reported the 8/1/22 site visit for viewing the house, currently on the market, was attended by three potential buyers. Nancy Rufo, Dave Philbrick and Pat Loring attended for the Conservation Department. Submittals for purchasing the property are due on August 30, 2022.

Ricker Property: Joe Grady reported the Selectboard have signed the Purchase and Sale Agreement for the Ricker property on Mayflower Street and the Duxbury Water Department has agreed to contribute toward the purchase price. Mr. Grady recently met with the surveyor and Earle Ricker to develop a recordable plan showing the easements and other land management items. The plan cost of approximately \$3,000. will be split between Earle Ricker and the Town. It will be finished in time for the October 17, 2022 Special Town Meeting when the Ricker land purchase will be decided by the voters. The Town will have a Right of First Refusal on Mr. Ricker's house lot. A site walk of the Ricker property will be held prior to the 10/17/22 Special Town Meeting for anyone interested in seeing the property.

Conservation Restrictions Update: Pat Loring reported the draft Delorenzo and Isaac Simmons Farm CRs are at the MA Division of Conservation Services awaiting review. They have been assigned Duxbury CR numbers #47 and #48. The Pink property CR is being

worked on. Joe Grady reported the Cedar Crest CR has not been recorded because of Land Court issues during the pandemic. He will contact Town Counsel to follow up.

Pink Management Issues: Joe Grady noted abutters to the Pink property have been experiencing increased traffic. One gate has been installed and a second gate will be installed near Church Street. It was suggested the Church Street parking lot signage be changed to identify it as parking for the Pink land.

Repayment of 250K to the Duxbury Affordable Housing Trust: Holly Morris reported she recently met with the DAHT. Because the DAHT cannot be paid the 250K owed until the debt on the entire Isaac Simmons property has been paid, she suggested discussions be continued until after the sale of the house in September.

Discussion on increasing the CPA surcharge:

Prior to the meeting, Holly Morris, distributed Excel spreadsheets of: *Duxbury CPA Surcharge Receipts & State Match Compared with Receipts if No Reduction in Surcharge, Certificate of Projected Debt Service and Estimated Future Amounts of Annual Real Property Surcharge Receipts, and CPA Surcharge Comps 2%, 2.5%, 3% Based upon Adams Attestation for Fall 2022.* In 2014 Duxbury reduced its CPA surcharge from 3% to 1%. Since that time nine million dollars (\$9,000,000.) in surcharge receipts and two million, five hundred thousand dollars (\$2,500,000) in state matching funds have been lost. Ms. Morris explained the spreadsheets from Financial Director, John Adams and discussed anticipated CPA town projects. She also noted all exemptions are in place and projects are very expensive. Discussion followed on the advantages and disadvantage of a 2.5% or 3% surcharge. Selectboard member, Cindy Ladd-Fiorini stated the 3% maximum was the best option. If needed, the 3% can be amended down at Town Meeting. The CPC agreed to propose a return to a 3% CPA surcharge at Special Town Meeting on 10/17/2022. Holly Morris stated she will need help in developing a 3% Surcharge Campaign. Everyone agreed to help, several people had specific ideas. An in-person meeting will be held shortly.

9:40 a.m. Cindy Ladd-Fiorini left the meeting.

ADMINISTRATIVE MATTERS:

- Minutes for Approval:
Regular Session: April 21, 2022, May 19, 2022, and July 14, 2022
Executive Session: April 21, 2022. May 19, 2022. And July 14, 2022
Joint Session with Selectboard: May 23, 2022

Tony Kelso made a motion, seconded by Kathy Cross, to approve the April 21, 2022, May 19, 2022 and July 14, 2022 Regular Session minutes. Motion passed unanimously on a roll call vote: Kathy Cross, yes; Tony Kelso, yes; Kathy Palmer, yes; and Holly Morris, yes. Motion carried 4 - 0.

Kathy Palmer made a motion, seconded by Tony Kelso, to approve the April 21, 2022, May 19, 2022 and July 14, 2022 Executive Session minutes (not to be released). Motion passed unanimously on a roll call vote: Kathy Cross, yes; Tony Kelso, yes; Kathy Palmer, yes; and Holly Morris, yes. Motion carried 4 - 0.

Tony Kelso made a motion, seconded by Kathy Cross, to approve the May 23, 2022 Joint Session minutes with the Selectboard. Motion passed unanimously on a roll call vote: Kathy Cross, yes; Tony Kelso, yes; Kathy Palmer, yes; and Holly Morris, yes. Motion carried 4 - 0.

- Review of Requisitions and Invoices since last Meeting:
Requisitions and Invoices were reviewed without comment.

NEW BUSINESS:

- On July 25, 2022, the Selectboard announced Nancy Rufo as Duxbury's new Conservation Administrator. Congratulations, Nancy!
- Chris Ryan is Duxbury's new Planning Director.

At 9:50 a.m. Tony Kelso made a motion, seconded by Kathy Cross, to adjourn the Community Preservation Committee meeting. Motion passed unanimously on a roll call vote: Kathy Cross, yes; Tony Kelso, yes; Kathy Palmer, yes; and Holly Morris, yes. Motion carried 4 – 0.

Next Meeting is Scheduled for August 18, 2022