



Approved May 18, 2023

# Town of Duxbury Community Preservation Committee

TOWN CLERK

2023 MAY 22 PM 12:30  
DUXBURY, MASS.

## MINUTES OF SEPTEMBER 14, 2022

The Duxbury Community Preservation Committee (CPC) met on Tuesday, September 14, 2022 at 11:00 a.m. in person at the Duxbury Senior Center.

**Members Present:** Kathy Cross, Tag Carpenter, Tony Kelso, Kathy Palmer, and Holly Morris.

**Members Absent:** George Wadsworth

**Staff Present:** Nancy Rufo, Conservation Administrator; Joe Grady, Seasonal Assistant

Chair, Holly Morris welcomed everyone and called the Community Preservation Committee to order at 11:07 a.m.

### Project Updates:

Isaac Simmons Farm: Town Counsel weighed in on the validity of the one RFP received. Since it did not meet the minimum price, it is considered null and void. As a result, we will need to reissue the RFP and rebid. The appraisal by Steve DeCastro is currently on hold. It would be helpful to utilize his expertise to help rewrite the RFP and Restriction if necessary. It is clear from market feedback that the current RFP and requirements won't result in a favorable bid. It may be helpful to get an estimate on the septic system. Nancy Rufo will follow up with this action item.

Ricker Purchase: Nancy Rufo is working with PacTv to produce an informational video similar to what was done for the Pink land purchase. It would be helpful to have Iain Ward at Special Town Meeting to answer any cranberry-related questions. Ms. Rufo was able to arrange two "open houses" with Earle and Roxie Ricker. They have been scheduled for September 30<sup>th</sup> from 9-11am and October 1<sup>st</sup> from 1-3pm. Ms. Rufo will publicize in the *Clipper*.

Housing Update: DAHT is hoping to build an 8-unit building with 2 affordable units on the East Street/Loring Bog property. They are waiting until the Temple Street/Harlow Brook development moves forward before beginning planning efforts on the Laurel Street properties.

Williams Property: There is still a \$127k balance in the purchase article for the Williams property. Tag Carpenter made a motion, seconded by Kathy Cross, to return \$100,000 of those funds to the Undesignated Fund Balance. Motion passed unanimously 5 – 0.

**Discussion on increasing the CPA surcharge:** Holly Morris emailed a letter to the *Clipper* that she is hoping will run in next week's Editorial section. It would be helpful if additional letters were submitted, Tony Kelso will draft one on Recreation (e.g., pickleball, dugouts), and Tag Carpenter will draft one on historic preservation. Reminder that there is a presentation by the CPC scheduled at the Senior Center on 9/28/22 at 11:00 a.m. The DAHT and Selectboard have both voted to support returning to 3%. The Open Space Committee is expected to vote at its meeting next week.

**ADJOURN:** At 12:35 p.m. Kathy Cross made a motion, seconded by Tony Kelso, to adjourn the Community Preservation Committee meeting. Motion passed unanimously 5 – 0.

**Next Meeting is Scheduled for September 22, 2022 at 11:00 a.m in the Mural Room at Duxbury Town Hall.**

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