



Town of Duxbury Community Preservation Committee

Approved May 18, 2023

TOWN CLERK

2023 MAY 22 PM 12:30

DUXBURY, MASS.

MINUTES OF DECEMBER 1, 2022

The Duxbury Community Preservation Committee met on Thursday, December 1, 2022 at 9:00 a.m. in the Town Hall Mural Room

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

Members Absent: None

Staff Present: Nancy Rufo, Conservation Administrator and Pat Loring, Volunteer.

Chairperson, Holly Morris called the Community Preservation Committee to order at 9:05 a.m. Ms. Morris reported the CPA state match, which is likely to be between \$177,524 and \$222,000, will be available by Duxbury's March 2023 Annual Town Meeting.

A general discussion followed on the proposal to return Duxbury's CPA surcharge to 3%, the increased cost of the DPW's new facilities and the general inflationary climate. Throughout the meeting, the CPC discussed how to allocate Duxbury's remaining CPA funds to this year's applicants. Holly Morris has communicated to all applicants the tight CPC financial situation. Questions were raised whether the School Department had any other source of funds (i.e., Boosters or Duxbury Education Foundation) and the value of them demonstrating project support through community-wide fundraising.

CPA applications were discussed in the following order:

1. Steele Tennis Courts Rehabilitation: \$277,638 (Duxbury School Department). CPC members, Kathy Palmer and Dave Uitti were assigned to research this proposal. They both approved expending the full amount requested for tennis court rehabilitation. Support of the Duxbury School Department in general and the varsity tennis team in particular was important in their opinion. Discussion followed on both School Department CPA applications (see below playground proposal). No School Department funds are allocated for these projects.

Tag Carpenter made a motion, seconded by Kathy Palmer, to fund the two Duxbury School Department proposals (tennis court rehabilitation and Chandler School Playground) at 75% of the requested amounts. Motion failed 2 in favor, 5 opposed.

David Uitti made a motion, seconded Tony Kelso, to fund the two Duxbury School Department proposals at 50% of the requested amounts. Motion passed unanimously 7 to 0.

2. Chandler School Front Playground: \$200,000 (Duxbury School Department). See above. The CPC voted to fund the two Duxbury School Department proposals at 50% of the requested amounts.
3. DAHT East Street Bog Reimbursement: Cost to be Determined. An appraisal is required to determine the amount of reimbursement due the DAHT. DAHT spent \$739,900 to acquire the entire property and is now entitled to reimbursement for the open space portion. DAHT has stated they will pay for the appraisal.

Tag Carpenter made a motion, seconded by Kathy Cross, to reimburse the DAHT for open space portion of the East Street Bog purchase in an amount to be determined.

Motion passed unanimously 7 to 0.

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4. DAHT Housing Consultant (Amended): \$10,000. The DAHT anticipates the need for a housing consultant in the near future.

Kathy Cross made a motion, seconded by Tony Kelso, to fund a Housing Consultant in the amount of \$10,000 from the CPA Affordable Housing account. Motions passed unanimously 7 to 0.

5. DAHT Temple Street Lot reimbursement: \$250,000. A buildable lot, funded by DAHT, at the 761 Temple Street town-owned property, has been allocated as open space. The DAHT is requesting reimbursement of the lot. Duxbury's Finance Director has determined the debt of the property purchase must be paid prior to the reimbursement.

Tag Carpenter made a motion, seconded by Kathy Cross, Pursuant to Article 1 of the August 1, 2020 Special Town Meeting, reimbursement from the sale of the house to the DAHT on a schedule to be determined based on available funds. Motion passed unanimously 7 to 0.

6. Girl Scout House Rehabilitation: \$28,677.65 (Girl Scout Leader, Joan Riser). CPC determined further information is needed. Several CPC members toured the building, which is on the Massachusetts list of Historic Properties. Funds for this request would come from the Historic Preservation Account. Draft warrant articles for the 2023 Annual Town Meeting are due tomorrow.

Tag Carpenter made a motion, seconded by Tony Kelso, to rehabilitate the town owned Girl Scout House in an amount to be determined. Motion passed 6 to 0 with 1 abstention.

Project Updates:

Delorenzo Farm: Nancy Rufo reported work continues at the Delorenzo property.

Staffing: Nancy Rufo reported four candidates for the Conservation Assistant position have been phone screened, one candidate has withdrawn. In-person interviews will begin soon.

Ricker Property: Nancy Rufo reported easement changes requested by the owners are being addressed.

Christmas Tree Sale: Nancy Rufo reported the annual sale of trees at the Jaycox Tree Farm is scheduled for Saturday and Sunday, December 3rd and 4th.

NEW BUSINESS: Bri Leing, Chair of the Duxbury Housing Authority, has asked to become a member of the Duxbury Affordable Housing Trust (DAHT), as long as there is no objection from the CPC. The CPC encouraged her to apply.

ADJOURN: Kathy Cross made a motion, seconded by Tony Kelso, to adjourn the meeting at 10:40 a.m.

The next CPC Meeting is scheduled for Thursday January 12, 2023 at 9:00 a.m.