



Approved November 3, 2022

TOWN CLERK

Town of Duxbury Community Preservation Committee

2023 MAY 15 AM 8:36
DUXBURY, MASS.

MINUTES OF SEPTEMBER 22, 2022

The Duxbury Community Preservation Committee (CPC) met on Thursday, September 22, 2022 at 9:00 a.m. in the Mural Room.

Members Present: Holly Morris, Chair; Tag Carpenter, Kathy Cross, Tony Kelso, Kathy Palmer and David Uitti

Members Absent: None

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

Chair, Holly Morris called the Community Preservation Committee meeting to order at 9:05 a.m.

PROJECT UPDATES:

DELORENZO FARM

A sub group met with Brett Sovick last week to walk the property and discuss the progress at the farm. The well sites have been approved and a permit has been issued by the Board of Health. Nancy Rufo will contact West End Drilling to get a date on when the work can begin, and to determine if more clearing is needed for well site #1. If necessary, Kathy Cross will follow-up with the DPW for additional clearing. Duxbury Construction is under contract as part of the site cleanup.

761 TEMPLE STREET

Appraisal

Board members discussed appraisal on the house and adjacent lot. Joe Grady contacted Steve DeCastro to do an appraisal on the house without restrictions, and the adjacent lot with restrictions. Mr. DeCastro indicated he is unable to appraise the house with the historical restriction as he has nothing to compare it to. The group discussed a similar sale of a historic house in Pembroke that recently sold. Tag suggested contacting LandVest to see if they have resources to do an appraisal.

Assessment for Infrastructure / Improvements

Board members discussed house and historic assessments and, based on the findings, the possibility of making investments to the property so it will be more attractive to buyers. Tag Carpenter put forward a draft of a CPA request to use CPA funds to make some of the recommended improvements based on the home and historical assessments. He will follow up with town counsel to determine if CPA funds could be used for these purposes. The Committee deferred a vote on the application until more information is available. Tag Carpenter will follow up with town counsel if there is any liability on doing an assessment, and ask for guidance for advertising the property.

Nancy Rufo confirmed we had a successful perc test of the property. She spoke with Mark Casey from South Shore Survey Consultants who estimated \$4,300 to design a new septic system and \$16,000-\$18,000 to install. The Committee did not think it would be beneficial to pursue either of these expenses at this time. Tag Carpenter will follow up with town counsel to determine if CPA funds could be used for "historical" improvements and engaging with a realtor.

878 Tremont Street, Duxbury, MA 02332; Telephone: 781-934-1100 x 5471

RFP / Advertising

Board members discussed possibility of engaging with local realtors to assist in marketing property. As noted previously, Tag Carpenter will follow up with town counsel to determine if CPA funds could be used for realtor related expenses.

LAND ACQUISITION

Ricker

Holly Morris is finalizing the financials with John Adams. Nancy Rufo and Joe Grady are meeting with PACTV to create a video for the project. Kathy Cross will draft a handout.

CPA 3% SURCHARGE

Advertising

The Clipper will not be publishing articles CPC planned to submit. They would prefer to have reporters write the stories and may attend the Duxbury Talks with CPA Committee event at the Senior Center on 9/28 at 11:00 a.m. Members are encouraged to submit letters to the editor. Holly Morris is waiting to hear back from the Clipper for pricing on advertising. Tag Carpenter suggested creating an insert as another way to publicize our message.

Community/Committee Support

Board members discussed the possibility of meeting with potential opponents to hear their opinion on the surcharge increase. The Selectboard would like information on tax impacts of the surcharge at different percentages. The Selectboard, Affordable Housing Trust and the Open Space Committee all voted to support the increase.

A joint meeting with the Finance Committee and Fiscal Advisory Board is scheduled for Tuesday, September 27 at 6:30pm at the Sr. Center. Members are encouraged to attend. Tony is hosting a Duxbury Talks session at the Senior Center to discuss the increase on Wednesday, September 28 at 11. Members are encouraged to attend. Kathy Cross will post meeting agendas for both meetings discussed above

ADJOURNMENT:

Tony made a motion, seconded by Kathy Cross, to adjourn the meeting at 10:35 a.m. Motion passed unanimously

NEXT MEETING IS SCHEDULED FOR OCTOBER 6.