



Approved May 18, 2023

Town of Duxbury Community Preservation Committee

TOWN CLERK

2023 MAY 22 PM 12:30

DUXBURY, MASS.

MINUTES OF NOVEMBER 17, 2022

The Duxbury Community Preservation Committee met on Thursday, November 17, 2022 at 9:00 a.m. in the Large Classroom on the 2nd floor of the Duxbury Senior Center

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

Members Absent: Bri Leing and David Uitti.

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

Also Present: Chris Ryan, Planning Director; Steve Studley, Recreation Director; Kristina Knowles, Facilities Director; Matt Walsh, Duxbury Affordable Housing Trust; Danielle Klingaman, DPS Superintendent; Lisa Freely, DPS Director of Business & Finance; Beth Wilcox, DPS Assistant Superintendent; Jeff Maidment, DPS Athletic Director; Todd Warmington, Duxbury High School Interim Principal; Jack Rubin, Caroline Sutcliffe, Annabel Keating and Colby Hall, Duxbury High School tennis team members; Peter Rapelye and Jeff Palmer, resident tennis players; Erin Wieseahn, Chandler School Principal; Sue MacNeil, Chandler School Assistant Principal; and Joan Riser, Girl Scout leader.

Chair, Holly Morris called the Community Preservation Committee to order at 9:00 a.m. She introduced Community Preservation Committee members and staff and asked attendees to introduce themselves. Following introductions, Ms. Morris stated the purpose of the meeting was to hear details from 2023 project proponents for their Community Preservation Act funding requests.

Applicant: Danielle Klingaman, Superintendent of Schools

1. Steele Tennis Courts Rehabilitation: \$277,638. Danielle Klingaman stated the Steele tennis courts, which are available to the community during off school hours, have long standing problems. Repairing the turf field was a priority before the tennis courts. The courts have recently been repaired enough to get through the Spring 2023 tennis season. Following research into costs, school administrators determined a rehabilitation that will last 20 years was the best option, with CPA funds paying a portion of the costs. DHS tennis team member, Jack Rubin, read a letter to the CPC from the high school tennis team. CPC members asked questions regarding additional funding sources and construction details.
2. Chandler School Front Playground: \$200,000. Although the School Department CPA application listed rehabilitation of three school playgrounds, only the Chandler School front playground is being applied for this year. The playground is over 20 years old with ongoing maintenance issues and safety concerns. Quotations for a new playground were solicited in 2019. It would have a poured rubber surface, be safer, easier to maintain, and more accessible, especially for younger children and those with mobility issues. It will be ADA compliant with installation taking place during the summer and early fall. The existing playground was paid for from the Town's Ellison Fund. A parents' group has planned fundraisers and are also looking for grants. The playground is available to the public during non-school hours. Chris Ryan, Planning Director, asked the CPC to consider the school's request from a Risk Management perspective.

Applicant: Duxbury Affordable Housing Trust (DAHT), Matt Walsh

3. DAHT East Street Bog Reimbursement: Cost to be Determined. Matt Walsh reviewed the eight-unit affordable housing project proposed for the East Street Bog property. The DAHT

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paid for the entire purchase and is requesting reimbursement for the open space portion of the property. A survey plan has been produced. Next, an appraisal must be done in order to determine the reimbursement amount. Questions followed on the DAHT's use of Inclusionary Funds, why Feinberg Housing units are not all affordable and staffing for the DAHT. Matt Walsh stated the East Street Bog RFP and plan will be sent to the CPC and the DAHT would be willing to pay for the needed appraisal.

4. DAHT Temple Street Lot reimbursement: \$250,000. At the time of the 761 Temple Street purchase, DAHT paid for a lot which is now not available for affordable housing. They are requesting reimbursement of the purchase. Duxbury Finance Director, John Adams, has determined debt service for the 761 Temple Street purchase must be paid before the DAHT can be reimbursed for the lot.
5. DAHT Housing Consultant (Amended): \$10,000. Matt Walsh stated the DAHT is requesting administrative funds for hiring consultants as needed. Questions followed on DAHT's use of \$100,000 in CPA funds received last year. Matt Walsh replied the funds are being reserved for emergency funding such as was needed for 761 Temple Street purchase. Tag Carpenter asked how the DAHT is meeting their Comprehensive Plan goals. Matt Walsh replied they are always working toward housing goals.

Applicant: Joan Riser, Girl Scout leader

6. Girl Scout House Rehabilitation: \$28,677.65. Joan Riser presented the application on behalf of the Duxbury Girl Scouts. The Girl Scouts have maintained the space as best as they can, however they feel now it is in disrepair beyond their ability to fix. The building is a town property and houses the Recreation Department. Facilities Director Kristina Knowles noted the entire building was originally included in the FY25 budget, however that was put on hold pending the CPA funding result. Everyone agrees that the building could use attention including painting, replacing the floor and renovating the kitchen (whether a full kitchen is still needed is up for discussion). The Girl Scout trefoil on the front of the building also needs to be painted. CPC members discussed possible solutions, including a phased approach once Ms. Knowles knows what remains in the Facilities budget after the winter. It was agreed more research needs to be done before deciding on how to proceed with this project.

ADMINISTRATIVE MATTERS

Minutes for Approval: Minutes were postponed to the next meeting.

NEW BUSINESS

No new business was brought before the committee.

ADJOURN

Kathy Cross made a motion, seconded by Kathy Palmer, to adjourn the Community Preservation Committee meeting at 11:15am. Motion passed unanimously 5-0.

The next CPC Meeting is scheduled for Thursday December 1, 2023 at 9:00 a.m.

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