



Approved: 1/13/16

Town of Hingham Community Preservation Committee

Committee Minutes from January 7, 2016 / 19, 2015 / Central South 2nd floor
8th meeting of the season

MEETING CONVENED:

Bob Curley called to order at 7:00 pm. Also in attendance from CPC were Vicki Donlan, Tony Kiernan, Scott McIsaac, Kathleen Peters, Carol Pyles, Gary Tondorf-Dick and Jim Watson. Unable to attend: Paul Gannon (attending BOS meeting)
AdCom liaisons in attendance: Lucy Hancock, Tom Belyea and Donna Smallwood. CPC Office: Roger Fernandes

Bob Curley opened up meeting called meeting to order; reminds people that the meeting is to be televised by HCAM. He briefly outlined CPC process from this year to date. This process began with proponents submitted a preliminary application in September, CPC Project Managers were assigned to each project, final applications were submitted in early October followed by site visits with the Proponents, Proponents were given an opportunity to present their projects in November bringing us to now with their second opportunity to discuss their project with the committee.

PRESENTATIONS FROM PROPONENTS:

Presentations began at 7:05 pm beginning with:

Kress Field Playground: \$132,243

Mark Thorell, Director of Recreation presented. He introduced Bruce Thompson from Recreation Commission along with Vicki Donlan, who is sitting on the CPC board. Mark reported that they have received official word of \$50K grant they will be receiving; this is a reimbursement grant, meaning the project would have to be fully funded and paid for (\$132,243) and then once the project is completed and paid for, the State would reimburse CPC \$50K; final cost of project would be \$82,243. In closing, Chair Bob Curley thanked the members from the neighborhood association for their support by attending the meeting.

Feasibility Study: \$30K

Sharon Napier, Executive Director of Hingham Housing Authority presented. Sharon recapped for home viewers her project: "We represent Hingham Housing Authority, also known as Thaxter Park, we own and operate 92 affordable units for seniors. We also manage group home on Beal Street and provide 24 hour service. We also assist with the selection process for the 5 veterans that live at the Fort Hill Veterans home owned by Father Bills." Sharon continued to read an email from a resident of a young man looking for housing to be able to stay here in Hingham – rental of \$800-1,200 monthly is his budget; these are the types of notes she receives daily of residents in need of housing in Hingham. The project is for a feasibility study that would assist them in looking to build a 20-30 rental unit building on property they already own on Beal Street. The building would be funded by the State and Federal Government. The Housing Authority would give \$3,000 towards this project.

Hingham Community Center Exterior Work: \$13K / REVISED: \$15,650

At 7:35pm Scott Peterson President, Board of Directors for Hingham Community Center presented. The overview of cost of their project: \$26,525, the board will pledge 41% of the cost = \$10,875. They have changed their request to \$15,650. Scott pointed out that the entire Board of Directors from the Community Center were in the audience.

Maritime Center Building: \$150K

Allan Perrault and Chris Daley presented on behalf of the Trustees of Bathing Beach. The project request is \$150,000; however, with the assistance of Town Engineer Roger Fernandes, they have submitted a grant application to Seaport Economic Council for \$700K. Roger has been in contact with the State and will continue to work on obtaining the grant to help complete this project. CPC asked what the \$150K would do for them. Alan outlined as follows: Proof of concept \$7,500, engineering \$60K, architectural concept \$75K, contingencies \$7,500. They are anticipating final word from the state; with the hopes the project can begin July 2017. Alan stated it was important that the \$150K be allocated to demonstrate to the State that the Town approves and is serious about this project.

Nancy Kerber approached the microphone representing the formerly known Lincoln Maritime Center, concerned that they recently changed their name to Maritime Center and there may be some town confusion as to the duplication of the name. Roger Fernandes replied that they were not aware of the name change when the Town applied for this

grant. Alan recapped on their project: Total cost estimate \$850K; however they are seeking \$700K from Seaport Economic Council. The Town would have to put 20% into the project in order for SEC to consider the project, hence the \$150K.

Lehner Parcels: \$500K

8:10pm Charlie Berry from Open Space Committee presented. He updated on what was previously presented to CPC; approximately 52 acres in a trustees for approximately 10 family members. The objective was to reach an agreement with a purchase price, based on 50 acres. Putting aside appraised values for the portion of the premises which the Owner has identified as a potential 40B project, the Owner's appraisal came in at \$4.5 million and Town's appraisal came in at \$3.5 million. The Owner's appraisal assumed 11 buildable lots and the Town's appraisal was based on 9 buildable lots. This accounted for the \$1 million difference. Charlie stressed the importance of the water supply throughout this land. The Open Space Committee is still working with Trust for Public Land and is actively seeking multiple sources of funds. They will continue the negotiations with the Lehnrs. They are requesting \$500K to reserve at ATM2016 for such a purchase; the purchase would not be until after 2017 town meeting. Bob Curley thanked Mr. Berry and the substantial number of citizens in the audience that attended to support this project.

Whitney Wharf Lighting: \$35K

At 8:35pm Ed Morris from The Harbor Development Committee, presented for Bill Reardon who was unable to present. Kathleen requested an update of where project stands today. Roger Fernandes, Town Engineering volunteered to answer questions. Yes, the project is behind schedule; over two years to clear up easement issue and obtain a Chapter 91 license. We have a contractor from Florida, York Bridge. A firm schedule for the start of construction is set for this spring 2016. Kathleen is concerned about additional cost due to project delay. Roger had confirmed that a change order has been executed and York Bridge is locked in to prices for the project. At the time of the initial request, the lights were not part of the initial request; therefore they are requesting an additional amount of \$35K to cover labor, connecting to conduit and lights.

Alan Perrault added he understands the frustration for the delay; however, this contractor's bid price came in almost \$200K under the other contractor that submitted a bid to build the bridge. The bridge will be constructed by this summer. The lights would be a big help. The contractor is under a "fixed price" the prices are firm to complete this project. Deirdre Anderson, also a member of Harbor Development Committee, wanted to add a comment: "It is time to move forward with this project and forget the challenges that they had to face." Bob Curley noted that this project is an important part of the planned boardwalk depicted on the concept drawings submitted in conjunction with the Maritime Center proposal.

At 8:45 pm Chair Curley reminded the committee that Carol Costello will be sending each of them a spreadsheet for them to use while thinking about which amounts and projects they would like to support. This spreadsheet will go back to Carol only in preparation for January 13th voting. Bob suggested that if there were funds in general fund not being allocated that the Heritage Museum is a debt and paying off sooner than later would be in the best interest of the Town.

9:05 pm Vicki Donlan, 2nd by Scott Mclsaac, made the motion to adjourn. The committee voted unanimously.

LIST OF DOCUMENTS USED AT THIS MEETING

1. Agenda for CPC Meeting of January 7, 2016

Respectfully Submitted by Carol Costello

NEXT MEETINGS:

Jan 13 VOTE

Jan 21 – Chair & Vice Chair present to AdCom/BOS