

**Meeting Convened:**

Chair Carol Pyles called the meeting to order at 7:00 pm. Also in attendance from CPC were Tony Kiernan, Vicki Donlan, Larry Lindner, and Jim Watson; from staff Carol Costello and Roger Fernandes. Unable to attend: Jim Conroy, Bob Mosher, Kathleen Peters and Gary Tondorf-Dick AdCom liaisons in attendance: Dave Anderson, Lucy Hancock and Donna Smallwood

Announcements from Chair:

Chair Carol Pyles announced that meeting is being recorded by HCAM.

Presentations from Proponents applying for CPA grants:**Conservation Fund \$30K - PM Bob Mosher**

Proponent Conservation Officer Loni Fournier stated that the Conservation Fund enables the Conservation Commission to support the acquisition of open space and make capital improvements to conservation land. Financial support from the Conservation Commission may be used to leverage funds, such as grants from other entities or to bolster partnerships for multi-agency projects. This allows the Commission to act quickly on projects and opportunities that come up. The ending balance of this fund as of Sept 2016, is \$63K; this does not include the \$45K being held in reserve for Conservation Restriction monitoring. Moving forward, the Commission is requesting \$30K, as a reimbursement from the closing cost on the Lehner property purchase. Carol Pyles asked about other sources of revenue; Loni stated this is the only source of revenue to them. Jim Watson asked where their filing fees go that they collect annually; Loni stated they are dispersed into two other accounts: Wetlands Fund and Community Planning account. No fees collected are used for Conservation Fund.

SS Country Club Feasibility Study \$75K – Tony Kiernan

Proponent Jay McGrail, Director of SSCC, presented on behalf of the Country Club Management Committee. Also in attendance were Bill Friend, Chair of SSCCC, and Jerry Seelen, the Architect they are working with. The pool was built in the 50's, a major renovation was done in the 80's when the Town purchased the property. It is run by the SSCC and primarily used by the residents for the Town of Hingham. After the management team noticed foundation cracks, they hired a structural engineering company to monitor the cracks. Twenty cracks are being monitored, and significant movement has been noted in two of them. These cracks have been fixed temporarily but the SSCC managers are looking for a long-term solution.

The SSCC requests \$75K to develop a feasibility study to assess what the next steps should be. This feasibility study will allow the SSCC's management to explore different options: First, look at what we have and how we may be able to fix it, working with a structural engineer. Second, if repair is not an option, what would the cost be to demolish and replace it? Third, what are the financial ramifications, the different program and cash flows effects, and the operational and maintenance costs? The SSCC management would like to have this feasibility study completed by October 2017. Bill Friend, Chair of SSCCC reported that, over the last five years, they have put \$125K into the pool from their capital budget. The revenue that the pool generates is not enough to fund its maintenance. The pool situation is bigger than the SSCC, he said. A decision must be made on whether the Town wants a pool and will support its expense or not. Vicki Donlan commented on behalf of the Recreation Commission that they would love to see a complex with pool and fitness facilities, a valuable asset for the Town. Jay McGrail said that the Hingham Sports Partnership, the SNAP program and the Hingham Public Schools would benefit as well.

Bouve / Shipyard Trail Connection Feasibility/Planning \$72,500 - PM Larry Lindner

Proponent Mary Savage-Dunham, Director of Community Planning, said that they are requesting \$75K for a feasibility study. The Conservation Fund will contribute \$2,500. The area in question was described as a missing link that will increase public access to the Bouve Conservation Area, an underutilized 32 acres of open space. The desired trail connection would provide continuous pedestrian access along the Harbor Walk Trail, getting pedestrians out of private property and developing a continuous walkway through Town property. This would be a connection, not a trail head, which is a starting/departing location with parking. The proponent is requesting a grant from CPC to fund the a feasibility study plus trail design, land survey, permitting and 25% contingency; once a concept/design was in place, the construction cost of the walkway, could be determined, which would probably be in the range of \$600K. A local resident, Mr. Walsh, suggested that other solutions may not be as expensive, such as signage. People are very confused about where to go. Jane Freeman, a Trustee of the Hewitt's Landing Condominiums Associations, which abuts the property, said that the Town has been aware of this missing connection since the Shipyard complex was built. An additional 500 units may be added to the area, and the current unit owners are looking for a way to keep the public off their property.

Whiting Memorial Chapel - High St Cemetery \$65K – PM Gary Tondorf-Dick and Larry Lindner

Proponent Erin McGourty, Secretary High Street Cemetery; Jackie Youngworth, President; and Steve Howlett, Treasurer all were present for Erin's presentation. Their project is the restoration and preservation of the chapel, built in 1903. The chapel has not been open for over 20 years. They are estimating a \$200K cost for this project and are seeking \$65K from CPC. Their goal is to open the chapel to the Town and generate revenue to maintain the building. Steve Howlett said the Bank of America runs the endowment, which has dropped from \$1MM to \$600K.

HAHT – Opportunity Funding \$110K – PM Jim Watson

Tim White, Chair of the Hingham Affordable Housing Trust, updated the committee on their finances. The Opportunity Funding has enabled them to move quickly on properties that become available during the year. Two examples of the funding being put to use are 80 Beals Street units and Beals Cove unit. The Lincoln School Apartments' property is holding its own. The Trust does not make any money on this property. They are looking to expand, and there is a desperate need for more units. They are looking into the prospect of taking down the Whiting Street property and putting up three new homes. Negotiations are ongoing for an opportunity to develop the Selectmen's parcel.

Administration Funds \$50K – PM Carol Pyles

The administration of CPA projects, salaries of part-time staff, supplies and additional legal fees all come out of this account. An annual \$45K - \$50K is recommended to sustain administration costs for CPC.

8:33 pm Vicki Donlan made a motion to adjourn; 2nd by Jim Watson. All in favor.

List of Documents Used at this Meeting:

1. Agenda for CPC Meeting of Nov 10, 2016

Respectfully Submitted by Carol Costello

Upcoming CPC Meetings:

December 7 – CPC meeting
January 4 & 5 – Proponents present
January 11 – CPC Votes