

Community Preservation Committee Meeting

126 Court Street Town Hall - Ropewalk Conference Room with Zoom option

Thursday, April 25, 2024

6PM

Committee Members Present: Bill Keohan, Chair; Allen Hemberger, Vice Chair; Karen Buechs, at large; Betty Cavacco, at large; Bill Fornaciari, Historic Commission; John Mahoney, Select Board; Karen Edwards, Conservation Commission (Zoom)

Committee Members Absent: Russ Shirley, Plymouth Redevelopment Authority; Tim Grandy, Planning Board

Other Attendees: Fred Thys, Plymouth Independent (Press); Chelsea Westgate, Administrative; Charlie Bletzer, Select Board and David Golden, Select Board Candidate

Public Comment: see below

Post 2024 Spring Annual Town Meeting Article 16B Housing 132 Court St. 6 Units

Bill Keohan began the meeting by moving the first item on the agenda, Public Comment, so he could address an issue that has apparently been controversial since Town Meeting. The issue is Article 16B Housing, 6 Units on Court St., and the way that it was presented by Keohan to Town Meeting. He apologized to the Committee and said he would do the same to Town Meeting, for misstating how many units would qualify as affordable housing. The Subsidized Housing Inventory number is important to the town in attaining the State goal of 10% affordable housing. Currently the town is at around 6.9%. The project was approved by Town Meeting under erroneous terms. Some members of the Select Board have called for an investigation as to why this was misrepresented. Keohan suggested that the project be reconsidered for Fall Town Meeting and the motion was carried unanimously with Bill Fornaciari abstaining.

Old and New Business

- **Review CPA Application Deadlines**

Keohan proposed changing the deadline for the application process to give the committee more time to review before August 11. It is currently July; after some discussion it was decided to move it to June 14. Cavacco made a motion to approve the date, which was seconded by Buechs, and passed unanimously. Later in the meeting, Mahoney revisited the idea of improving the application process. He said that the committee needs to take a step back and work toward making the information about SHI credits on the application much more visible and reliable to save the aggravation of having to resubmit an article. He felt that he was misinformed on Article 16B and that this is most likely an ongoing issue that has not been resolved.

- **Grant Designees**

Keohan asked if anyone would be interested in being the CPC grant designee for current projects, the Center for the Arts and the Plymouth Coalition for the Homeless. It was decided that Fornaciari as the Historical Rep would cover the Center for the Arts and Russ Shirley as the Housing Rep would cover the Plymouth Coalition.

- **Recreation/Open Space: St. Catherine's Park**

Keohan read to the committee the letter from the CPC informing the applicants for this project that it was declined. This was due to several problems, including development rights. Cavacco suggested that town counsel be consulted on how best to express this to the applicants.

- **The Little Red School House**

The group that manages this town property is requesting funds to do a proper historical restoration of the building to maintain it as well as increase the functionality for the community. Keohan said that there was an outdated engineering report from Sullivan, Spencer and Vogel which could possibly be revised. He thought they should also consider better fencing around the property.

Finance Department

- **Outstanding Invoices**

- **Account Close-Outs**

Westgate reported the current numbers for invoices and close-outs. Keohan spoke briefly about the maintenance of the Town Bell. That account is being closed out and he would like to see some provision made for future repairs.

Respectfully submitted,

Susan F. Dwyer, LWV Observer corps

For your information: When the official minutes from this meeting have been approved, they will be available on the town website at <https://www.plymouth-ma.gov/agendacenter>