

Minutes for Hull CPC Meeting: 6/5/23

Call to Order

A Hull Community Preservation Committee Public Forum was held remotely on Monday, June 5, 2023. It was called to order at 6:30 p.m. by CPC Chair Rachel Kelly.

(This meeting is being held remotely via Zoom as an alternate means of public access pursuant to an order issued by the Governor of Massachusetts dated March 12, 2020 suspending Certain Provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hull in accordance with the Open Meeting Law.)

Committee Attendees

- | | | |
|-----------------------|-----------------------------|-------------------------------------|
| ➤ Tammy Best | ➤ Nathan Peyton, Vice Chair | Unable to Attend |
| ➤ Rachel Kelly, Chair | ➤ Jim Richman | ➤ Greg Grey |
| ➤ Jim Ianiri | ➤ Dennis Riley | ➤ Carol Costello, CPC Administrator |

Guests: Carol Britton Meyer (Hull Times), C. Anne Murray – 1 Summit Avenue, Candice Lancaster – Bay Street (Clerk for Hull Scouts), Rebecca Sacks, Patrick Finn

AGENDA

- Public Forum discussion – all are welcome to attend to suggest upcoming projects for the Town of Hull
- CPC housekeeping/wrap up for season - discussion on Annual Town Meeting
- Approval of minutes from CPC Meeting held on 4.3.23
- Review and approve any outstanding invoices
- Review any updates on prior CPA grants/projects
- Adjourn

Chair Rachel Kelly called the meeting to order at 7:04 pm; welcomed guests.

Public Forum Discussion

Rachel: Presented presentation available on CPC page of town website. Opened for discussion.

Candice L: Here representing the Hull scouts. Interested in learning about potential opportunities to apply for a CPA grant to assist with needed repairs to the scout house located at 435 Nantasket Ave. Currently lease with the town, signed in March 2014 until June 2038. Believes scout house might fall under historic building. It was renovated in the 1990's. Exterior envelope will need work, siding and other big ticket items. Tried for an AARPA grant for \$25k, lot of stipulations, still trying to access. A number of other organizations, athletic, throughout town utilize the building for meetings, etc.

Rachel: Asked Dennis if this building would be regarded as an historical site by Hull Historic.

Dennis: Not on the States designated historical site list.

Rachel: What would the process be?

Dennis: Approach the registry of deeds in Plymouth.

Nate: Consider going the recreational route instead of the historic?

Jim I: Go through the town?

Tammy: Looking at the coalition website a similar application for a girl scout house was approved.

Rachel: Seems like a no brainer. Next steps we would recommend is 1) go before the town as it's town owned, 2) get quotes – 3 estimates following procurement requirements, 3) get letters of support from the various groups utilizing the building.

Nate: Advise you to make sure all plans are there for the committee when you come to with the application. Also consider if you need to piece it out.

Anne Murray: I have a couple questions/thoughts. The first is on the status of the walking path around straight pond.

Tammy: Survey was done – initial plans (not public yet). They're going back and forth at the moment finalizing. Next phase is to build the path. They're looking for funding grants or CPA.

Anne Murray: The second is in regards to the defunct gas station at Bay Ave East. It's an eye sore. Something needs to be done. What is the town doing?...

Rachel: I don't believe this would be in the purview of CPA funding.

Nate: The town has been working on this. Next step would be to contact Chris Dilorio for a status on where we are at and town designs on the property.

Anne Murray: Third concern relates to the balance of who is receiving the CPA grants to make sure some of the smaller non-profits are included. Recognized that all is well intentioned but concerned there is an imbalance where some are coming back repeatedly.

Rachel: We encourage all organizations to find alternate sources of funding to discourage any one group from becoming over dependent on CPA funds.

Jim R: I think the town is a big offender of this.

Rachel: There's a challenge there though where so much of the property is town owned.

Jim I: This has been an on-going challenge especially where people have ideas then have to get approval. Paragon Carousel are also well versed on getting other funding.

Members all encouraged Anne to spread the word to any smaller non-profits she knows of. Example of the scouts coming tonight was mentioned as a positive to our recent outreach efforts.

Rebecca Sacks: Speaking with another town member the topic of having a designated dog park area. Perhaps on the HRA land on the bay side.

Rachel: Similar to do's as for the scouts. Town property so would need town approval or if on HRA, HRA approval.

Nate: If non-profit could look to procure land vs repurpose land. Very different processes.

Approval of minutes from CPC Meeting 4.3.23

VOTE: Jim R. made a motion to approve minutes from 4/3/23; 2nd by Jim I. (*Tammy, Nathan, Dennis, Jim I, Jim R, and Rachel*)

Discussion on Annual Town Meeting

Rachel: Any updates/thoughts on Town meeting to share?

All agreed it went well.

Review any updates on prior CPA grants/projects

Rachel: Speaking with Chad Wolfe and he believes the Air Conditioning from last year's project approvals may have been completed. I encouraged him to ensure activity was happening on past projects before they come before the board asking for a new grant. Myself and Dennis were both in attendance at the recent Paragon Carousel Annual Meeting. Much gratitude was given to the CPA grants received and a thorough update of various funding streams that had been utilized during the organization for improvements and to continue operations was provided including PPP, AARPA grants, and ERC grants in addition to funds from CPA.

Tammy: Raised the question of the property from DCR being sought by the Hull Artists to be used as an art center. Wondering if this will qualify as recreational for future opportunity. Will inquire with the coalition.

Patrick Finn: (just joining) I have three things for CPA funding:

1. Gun Turrets repairs
2. Archaeological survey of parcels
3. Affordable Housing – Spring/Nantasket Ave

Jim I: Can new Affordable Housing Committee create an Affordable Housing Trust?

Discussion on advisability of Trust.

CPC housekeeping/wrap up for season

Rachel: Had status of CPC page on town website raised to me in an email about expired terms, etc. Wondering when we update those and roles. A few of us have expired terms on the committee now.

Nate: Once the boards are reorganized after the extended election on 6/13/23, we then would look at that.

Adjournment

VOTE: Jim R. made a motion to adjourn at 8:34 pm; 2nd by Jim I. (Rachel, Jim R, Tammy, Jim I., Dennis and Nathan)

Respectfully submitted by: Rachel Kelly

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