

Minutes for Hull CPC Meeting: 11.6.23

Call to Order

A Hull Community Preservation Committee Public Forum was held remotely on Monday, Nov 6, 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, Vice Chair | ➤ Jim Ianiri | Unable to Attend |
| ➤ Rachel Kelly, Chair | ➤ Jim Richman | ➤ Greg Grey |
| ➤ Carol Costello, CPC Administrator | ➤ Dennis Riley | ➤ Nathan Peyton |

Guest: Chris Diiorio, Paul Newman, Chris Krahforst,

Agenda

- Call meeting to order
- Approval of minutes from CPC Meeting held on 10.2.23
- Discussion of applications received - Application deadlines: Preliminary 9.28.23 / Final 10.31.23
- Review any updates on prior CPA grants/projects
- Review and approve any outstanding invoices
- Adjourn

Approval of Minutes:

Motion: Jim I made the motion to approve the 10.2.23 CPC minutes, 2nd by Jim R.

Vote: all in favor – Tammy, Jim R, Rachel, Dennis, Jim I abstained from voting, Nathan has not arrived yet

Review Applications (deadlines: Preliminary 9.28.23 / Final 10.31.23)

	Application	Final Amount	Proponent	Project Liaisor
	OPEN SPACE/RECREATION CATEGORY:			
1	Dog Park Feasibility Study	\$ 10,000	Town/Chris Dilorio	
2	Mariners Park Enhancement	\$ 20,000	Town/Chris Dilorio	
4	Resurface Pickleball Courts	\$ 20,000	Paul Newman/Pickleball Players	
5	Shade Structures	\$ 20,000	Town/Chris Dilorio	
	HISTORIC CATEGORY:			
6	Carousel Light Bulbs	\$ 25,000	Friends of the Paragon Carousel - Jon Ericksen	
7	Veterans Memorial Grave Markers	\$ 7,700	David Irwin/Hull Cemetary	
8	Hull Lifesaving Museum	\$ 72,130	Mike McGurl	
9	St Nicolas UM Church		James Pitrolo	
	COMMUNITY HOUSING CATEGORY:			
10	Habitat for Humanity Workforce Homeownership	\$ 100,000	Cynthia Koebert, AHC Chair	
		\$ 274,830		

Town Projects Presented by Chris Dilorio

1) Dog park

- Chris D: project feasibility, looking at 3-4 sites (maybe), lots of people looking for space since dogs aren't allowed to run at the beach
- Jim I – fan of the idea, would like to see the town have one. Would like to understand why it will be \$10K for a feasibility study, seems high. There are a couple of HRA proposals that include a dog park. (Chris D) we'll get 3 bids and if we don't need to spend it all, the \$ would come back to CPC
- Chris K – spoke on behalf of himself and as town Climate Adaptation lead – where are the 3 potential sites? (Chris D) HRA, maybe near the landfill, generally looking for someplace away from people. (Chris K) Wanted to raise the point that the town is hearing a lot about Piping Plover's and when/where people can walk on the beach – so interested in where sites might be

2) Mariner's Park Enhancement

- Chris D – looking to add chairs, maybe badminton, make the site more usable and friendly
 - Tammy – wanted to understand what will be done for storage/ensure furniture doesn't get stolen (Chris D) would probably be DPW but maybe could work with the marinas, or put a storage container on site for storage

3) Pickleball resurfacing

- Chris D – changed the application to have maintenance done on the outer areas (red paint where it is peeling), the court themselves are in fine shape
 - Paul Newman – top layer is the protective coating, with freeze/thaw if you don't have a good coating, it will buckle. Seeing bubbling in the coating. Also seeing it wear off in the baseline and green space. If we want to protect long term, we should be proactive and do the entire area (green/red space and lines)
 - Rachel – did Paul follow up on the warranty? Seems like the project is fairly new (Paul N) did follow up with Chris and Greg – the warranty was 1 year and has passed, and heard that we reduced scope and didn't put an additional coat on (Chris D) warranty lapsed, couldn't recall what the final scope, and if they did change the final coating
 - Paul Newman – suggest that if there is another walk thru, to include someone who plays Pickleball to understand where the issues are
 - Jim I – 1 year warranty seems outrageous
 - Rachel – how long is it supposed to last? ~8 yrs? (Chris D) it should last more than it has, shouldn't have to do this every 2-3 years. Should look at it again. Greg (Parks & Rec) made a recommendation, but should look at it
 - Jim R – walked the court, maybe it needs to be cleaned (dirty, skid marks); fence is a disaster (also looked at the fence at Gunrock – which looks great). Not sure why the court would fail after 2-3 years. Can't find final application that says who is responsible for the maintenance of the courts as they should be paying (Chris D) maintenance is DPW and Parks & Rec do the oversight
 - Rachel – is there a plan regarding the maintenance – how often repainted/resurfaced? (Chris D) we'll have to go back and look at the contracts
 - Paul Newman – I would say quality of work was not what it should've been; but if resurface is to be done – do it all; there's been some vandalism with bike riders
 - Jim R – if DPW/town isn't going to properly maintain, we shouldn't be paying for these projects
 - Rachel – suggest tabling discussion and doing a site visit
 - Chris K – sometimes select lowest bidder when contracting, and this may be a consequence of that; do the assessment and figure out why it failed and think about the process that brought us here
 - Paul Newman: if funds approved, when –
 - Chris: July 1st

4) Shade structures

- Chris D – Parks & Rec – looking to put in structures (like for L St) at other parks around town – shade structures/trees – improve parks and make it more comfortable for people
- Rachel – is there a plan/prioritization for where? (Chris D) we haven't gotten there yet, need to talk to P&R – maybe Mariner's and Kenberma courts. Will try to pin them down to top 3-4 sites

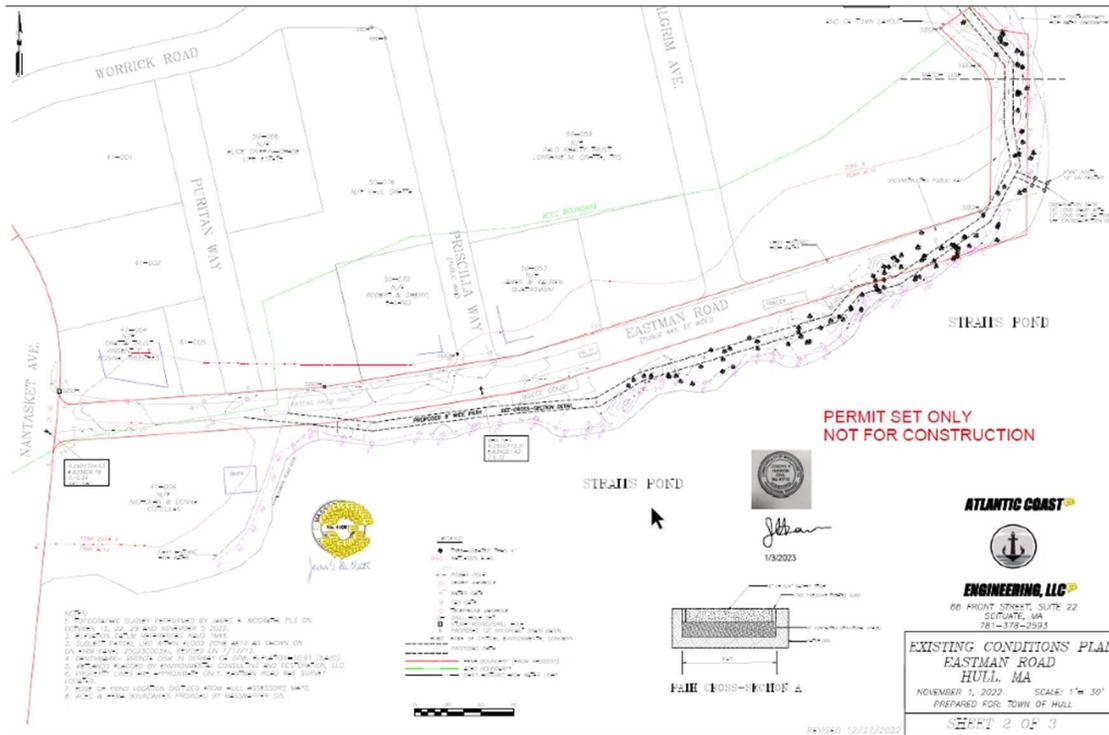
Updates on Previous Grants:

Straits Ponds walking path presented by Christian Krahforst:

The undeveloped area “nature based” for people to go, do bird viewing. Looking to provide public access in that area. Used CPA funds to explore developing a path which we did. Discovered there are town's property beyond Eastman Road. Update on the Mass Trails grant.

- Solicited an app for a surveyor to look at Eastman Rd, town boundaries and propose an access path to get into the densely vegetated area where Eastman Rd ends where there is a paper road
- Designed an ADA accessible path, became really large (\$1m) to develop it. Applied for grant with Mass Trails – rec'd favorably, but didn't make the cut off. Asked to resubmit/consider maybe not ADA – look at Nat'l park guidelines for building for people who have mobility challenges
- Submitted a RDA to Con Comm (Nov 6th Con Comm meeting), what to think about scaling back to be less cost/effort possibly using volunteer/Boy Scout build; develop a low-impact pedestrian access to the area
- Dennis – could a dog park be included here (Chris K) I think the dog park is separate; need to think about what people want from this area and getting access to it for the “nature” and if you have a dog park, it becomes a bigger project. Keep it unobtrusive and as natural as possible. Mass Trails like the idea of keeping to their goal of opening up natural areas to allow all people to enjoy it.
- Rachel – What other sources of financing? (Chris K) looking at what we can do by hand and then look at Town/Mass Trails – they are interested in the idea; will probably not look at applying this year – more work to do
- Jim R – wasn't there a piece of land to acquire? (Rachel) that was a different application and that was pulled (Chris K) this is town land, there was one area that was marsh land where you would need an easement. Looked at a couple of ways at this – do this in phases phase 1 – possible platform; phase 2 additional access trail

Shared map/location with CPC (see below)



Message in chat:

SS to You (Direct Message) 7:26 PM

How much of the 30,000 dollars has been spent on this straight's pond study. This was not a shovel ready project and has many issues as far as parking, crossing thru residents lots.. seem like other towns will benefit from this project they should be contributing.. again where are the plans on where people going to park.. parking, parking they will drive to this project. The other towns conservation stated at NO WAY THEY WOULD BE DISTURBING the conservation land at there towns. Why would HULL disturbing the wildlife and vegetation.

👍 🗨️ ...

Rachel: if someone has a comment, feel free to speak at this meeting, don't use the chat it is distracting.

Return to Review Applications:

Carousel Light Bulbs \$25K

Tammy: question if they were going to Historic Commission, not sure if we learned anything from that meeting.

Dennis: they haven't met with us yet; we meet next week.

Veteran Memorial Grave Markers:

Looks like this could be approvable with CPA funds

Hull Lifesaving Museum:

- Rachel - They were a bit late getting this into us but I told Mike to send it in. Some of this looks like maintenance, but not sure it is all eligible for funds.
 - Asked Jim R to reach back out to Mike to understand what is in the scope and then we can discuss what is/is not eligible

St Nicolas UM Church

- Jim Pitrolo – discovered damage on the steeple (missed deadline in Sep), had a hard time finding people to do the work, but did get 2 bids. Need to get done, can't wait a year. No other funding sources
 - Jim R – want to see what the coalition sent out about religious buildings (Jim P) reviewed the rulings, façade for a historic structure is fine, can't use funds for stained glass, etc anything that is part of the religious service; will meet with the Historic Commission
 - Dennis to see if he can put this on the Historic Commission agenda for 11/15

Habitat for Humanity Workforce – Affordable Housing Committee

- Withdrew application; they will do their study about availability in town

Fire Station ATM 2023:

Rachel: potential reducing our bond amount for the fire station so we don't have to bond so much. Carol forwarded the article from Annual Town Meeting 2023.

- Tammy – what would this mean in terms of needing to change \$ amounts and reissuing bond; would this have to wait to ATM24? (Rachel) maybe we bring Mike and Jim to the December meeting to talk about this
- Jim R – has anyone talked to the coalition? How much do we expect to put into this? (Rachel) I'd recommend the \$400K that we aren't spending on projects
- Rachel: let's discuss at next meeting – I will invite Chris Diiorio, Jim Lampke and Mike Buckley.

Review and approve any outstanding invoices

Motion: Jim R made a motion to approve the invoice for Carol Costello FY24-4 Oct 3-Nov 6, in the amount of \$950. 2nd by Jim I

Vote: all in favor --Tammy, Dennis, Jim R, Jim I, Rachel – Carol will send off to Mike B.

Attendees captured on zoom call screen:

 Carol CPCAdministrator (Host, me)	 Chris Diiorio
 Christian Krahforst	 Christopher's iPhone
 Rachel Gilroy (Co-host)	 Jim Ianiri
 17819102377	 Jim Pitrolo
 Dennis Riley	 Jim Richman
 Carol Meyer	 SS
 Chris Diiorio	 Tammy Best

Adjourn

Motion: Jim R made a motion to adjourn at 7:54 pm, 2nd by Jim I.

Vote: all in favor –Jim I, Jim R, Dennis, Tammy, Rachel

Respectfully submitted by: Tammy Best, edits by Rachel Kelly

E N D