



Town of Dighton

Community Preservation Committee

REGULAR MEETING DATE:

Monday April 6th, 2023

Old Town Hall

1111 Somerset Ave,

DIGHTON, MA 02715 TIME: 5:00 PM

MEETING MINUTES

1. Call to order: Disclaimer

Meeting called to order by Chairman Kevin Smith Jr. at 5:34 PM.

Video recording disclaimer recited.

2. Pledge of Allegiance:

Recited

3. Committee Member Introductions:

Members present: Kevin Smith Jr., Dan Higgins, Allisha Wilson, Brand Cedrone, Bill Fontaine, Jonathan Gale, Jim Digits, Dave Eckerson

Live on Zoom: None

Public present: Nancy Goulart, Eric Easterday, Patricia Gailes

4. CPC Financial Reports

Kevin reviewed financial and found a discrepancy of \$6,000.00. As state reimbursement was received for historic resources and it was not reconciled. The treasurer's department was a bit behind so it may explain the delay in entering the reimbursement.

5. Old Business:

A. CPC Project Fund Projects Update – CPC Funded Project Report

No updates from Park and Recreation.

Housing is in progress and the contract is in the works.

Historical phase two is underway but its behind. 9/1/23 is the new close date. First part will end June 30, 2023, Kevin asks if they foresee future projects in the works. Mrs. Gale replied with yes. There are building that are aging every day.

Nancy Goulart is in attendance to speaks on the boat ramp project. Back then, Jack Sheppard approached the town with potential improvements on the waterfront at boat rap road. They thought they would have a grant funds and the town would only have to cover local expenses. They would need to provide parking for cars and boats which would require property easements. Owners would need to sell some of their land. They had to hire an appraiser to figure out the cost. Southside owner agreed to the payment and that is the 1,800 we see spent from the balance. The Northside trustee did not feel it was enough money and refused. In that case an eminent domain proceeding would've had to taken place. A letter was never sent due to the town administrator issue. We need to now review what is there and get a new appraisal. We need to know who to contact at the state and review the design plan before we return the money.

Kevin Smith Jr explains eminent domain would have to be done by the selectmen. We need to get all the information. Does it make more sense to start from scratch and have a full plan instead of operating with what we have here?

Nancy: procedurally we need to know what to do. We have to know if it's still viable. Is the money still available at the state? Is the land for sale? Tom Ferry has the plans.

Kevin: Department of Conservation and Recreation has recently been putting in a good effort to helping town renovate and incorporate accessibility in public spaces.

Nancy: If the committee decided to proceed, we need to find out who replaced Jack Shepard. We need a good picture of everything involved.

Eric Easterday; I'm available to get any information we need if we just get him the contacts.

Nancy said the recommendation will need to come from the Community Preservation Board. Kevin commented that the conversation was to return the money but if the project is still viable then we can move forward. Nancy asked to hold on returning the funds. If we vote tonight to have Tom Ferry, Nancy Goulart and Eric Easterday to find information on the project to report back to the board.

Kevin entertained a motion that it's taken into the record that Nancy Goulart, Eric Easterday and Tom Ferry will be the steward of the boat ramp project. Jim Digits made the motion and Dan Higgins second. A vote is made in favor and carried unanimously.

Kevin entertained a motion to take item 6b out of order, Application for Eligibility Dighton Trails Committee. Bill Fontaine made the motion and Allyssa Wilson seconds. A vote is made in favor and carried unanimously.

B. Closing Out Completed or Canceling Project Accounts

Stewart Saginor said to follow town bylaws on closing out approved projects. Dan Higgins looked into our application to add it to the new process and suggestions he would like to add language to the application. These are internal guidelines created by the Community Preservation Committee.

Jon Gale asked if we have a timeline. Kevin explained that it is discussed in the application. It states that the question is asked on when the project is going to start and end. It also reads that applicants need to give updates to the Community Preservation Committee.

C. CPC Annual Public Meeting

We had proposed to have a regular meeting one hour before the public meeting on 5/18/23. 5PM-6PM regular meeting and 6PM-7PM would be our annual public meeting.

6. New Business:

A. Historical Commission Representative Resignation / Vacancy

Kevin discusses the resignation of Bill Pruitt. Pat Gales said they will be appointing a new representative at the next meeting. If they are already sworn in to the historical, they don't need to be sworn into the Community Preservation Committee.

B. Application for Eligibility: Dighton Trails Committee

Jeff Carvalho presented the proposal for the application to the Community Preservation Committee for review and approval of eligibility. Options were presented to add a trail behind the town hall to connect to the Department of Conservation and Recreation project that is already taking place which is fully funded by Department of Conservation and Recreation.

They are asking for matching funds from Mass trails. Mass trails has an 80/20 percent. They are asking the Community Preservation Committee help to pay the 20% required to pay the Mass Trails Committee.

Kevin asked if option two in beside the berm. Would there be a slope for foot traffic and will it be ADA compliant. Jeff replied, it would be ADA compliant. The parking area will be fully accessible to handicap.

Kevin comments wants to do some research on eligibility. Does this fall into Open Space or Recreation. Are we funding engineering and not the implementing? Kevin thinks the best approach would be to take the application of eligibility under advisement. Jim Digits

made a motion to take it under advisement, Allisha Wilson seconds. A vote was made in favor and carried unanimously.

C. Annual Town Meeting CPC Warrant Articles

Based off of the \$130,472.00 for year to date, that would put \$13,000 into each account, \$6,500 into administrative. \$84,500.00 into undesignated reserve. Based off of the last public input the need from the community was for more money being allocated to open space. Dave Eckerson thinks we should have the discussion at the annual public meeting. Kevin Smith speaks on working with other committees to collaborate on projects. The Board discussed the allocation of funds and priorities of the residents and responsibilities of the Board.

Kevin Smith entertains a motion to approve the warrant article as read. To see if the town will vote to appropriate and reserve from the Community Preservation Committee annual revenues in the amounts recommended by the Community Preservation Committee for the committee's administrative expenses, Community Preservation projects and other expenses in the fiscal year 2024 with each item to be considered a separate appropriation.

Appropriations:

From FY2024 estimated revenue for Administrative Expenses: \$6,500

Reserves:

From FY2024 estimated revenue for Historic Recourses: \$13,000

From FY2024 estimated revenue for Community Housing: \$13,000.00

From FY2024 estimated revenue for Open Space: \$13,000

From FY2024 estimated revenue for Budget Reserves: \$84,500.00

Allisha Wilson made the motion and Dan Higgins second. A vote was made in favor and carried unanimously.

The board spoke on what the warrant article is to read on 207 Main Street project. The article is written as follows...

Article X: to see if the town will vote to appropriate \$20,000.00 from the CPA Historical Resources fund and \$303,000.00 from the CPA undesignated / unreserved fund to be expended by the Community Preservation Committee for the preservation, rehabilitation, and restoration of the historic Smith Memorial Hall located at 207 Main St. As presented by the Library Building Committee including HVAC, electrical, carpentry and ADA compliance improvements.

Kevin Smith entertained a motion to approve the article warrant as read above. Jon Gale made the motion and Allisha Wilson second. A vote is made in favor and carried unanimously.

Kevin Smith spoke on the vice chair appointment needs to be made in the next meeting once we have a Historical Representative. He will add it to the next agenda.

7. Review / Discuss / Act: Meeting Minutes 2/16/23, 3/1/23 & 3/13/23

Kevin Smith entertained a motion to approve the minutes from 2/16/23, 3/1/23 & 3/13/23. Jon Gale made the motion and Dan Higgins second. A vote was made in favor and carried unanimously.

8. Review/Discuss/Act: Next Meeting Date

Scheduled for May 18, 2023, 5:00PM in Primetime 5-6 regular meeting 6-7 annual public.

9.) Public Input:

None

10. Adjournment:

Kevin Smith entertained a motion to adjourn. Jim Digits made the motion and Allisha Wilson second. A vote was made in favor and carried unanimously.

Meeting adjourned at 7:12 PM.