

FINAL PLYMOUTH COUNTY HOSPITAL REUSE COMMITTEE

Minutes of Regular Meeting - Wednesday, March 2, 2016

Hanson Police Station Meeting Room
795 Main Street, Hanson, Massachusetts

Attendees: Donald Howard (Selectmen representative), Donald Ellis (Planning Board representative), Marianne DiMascio (member at large), Philip Clemons (member at large).

Visitors: None

Mr. Howard called the meeting to order at 4:00 P.M.

Minutes of the previous meeting on 2/26/16 were reviewed and discussed. *Motion by Mr. Howard, second by Mr. Ellis, voted 4-0-0 to approve as corrected.*

It was noted that a fifth member has yet to be appointed, though we expect Board of Selectmen to do so soon.

Discuss Reuse –

Housing Authority (HA) input - Ms. DiMascio indicated that Ms. Theresa Santalucia of the HA should be available to visit at Committee's next meeting on March 9, 2016.

Open Space area – It was proposed and agreed by consensus to increase the public's awareness and understanding of the northern portion of the property – to potentially be conserved as open space - by scheduling two informal public walks, one at 9:30 AM on Saturday March 5, and another on Sunday March 6, 2016 at 1:30 PM. Ms. DiMascio will publicize these.

Committee mission and priorities – Discussed Committee responsibilities as assigned by the Board of Selectmen (BOS). Committee member appointment letters and proceedings of BOS meetings (as seen on cable TV), taken all together, still leave us with some questions as to scope and schedule of our duties. Committee consensus is growing, however, that demolition of old main PCH building is the #1 priority of BOS and the public good. Three possible options for funding demolition were discussed. *It was proposed that we write a memo to BOS with these options, and the rationale behind them, offering it as "draft" content for an Article for May 2016 Town Meeting. Motion to send this memo made by Mr. Ellis, second by Mr. Clemons, voted 3-0-1 in favor of doing so (Ms. DiMascio abstained).* Said memo appears below as part of these Minutes.

To: Board of Selectmen
From: Final Plymouth County Hospital Reuse Committee -- Donald Howard, Chair
Subject: **Draft - Proposed Content for Town Meeting Article**
Date: March 2, 2016

In its first three meetings, the Committee has reached a consensus that, regrettably, removal of the main hospital structure should be the Town's number one priority for this property. Of course, this would simply be the first phase of various other steps that we would recommend in the near future.

The dominant, deteriorating presence of this structure is a liability to the Town in many ways. It unproductively consumes resources of Town personnel including the Police Department and occasionally the Fire Department. Its continued existence inhibits further visioning, planning and accomplishment of any positive re-use of that portion of the property.

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Therefore the Committee recommends that the Board of Selectmen consider placing before the voters several options for funding demolition of this structure. Draft wording is offered below. Details of the options need to be fine-tuned by those most qualified to do so, but considering time and the best interests of the Town we recommend a placeholder article for the May 2016 Town Meeting to present three or more options, including but not necessarily limited to**:

Option 1:

Invite Requests For Proposal (RFPs) from private entities for them to have demolition accomplished, in exchange for a portion of property (e.g., Lot 1* and possibly small additional area(s) of Lot 2*) for private development, provided such development not increase net cost of community services.

Option 2:

Seek any and all possible grants at local, regional, and state levels, to pay for demolition by the Town.

Option 3:

Have the Town raise and appropriate funds for demolition by the Town, with “no strings attached” (e.g., no special grant conditions, no agreements with private entities, etc.).

Refer to **Plan of Land Located on High and Pierce Streets [sic] , Hanson, Massachusetts, Owned by the Town of Hanson, dated June 12, 2008, Drawing P2544SHT2A, 2 pages, Approved by Hanson Planning Board 7/14/2008, Recorded at Plymouth County Registry of Deeds Book 54, Pages 585-586.*

***This sentence corrected by Committee on March 9, 2016, to read “...three or more options, including but not necessarily limited to:...”*

Next Meeting - Committee confirmed plan for its next meeting to be on Wednesday March 9, 2016, at 4:00 PM, at the Police Station.

Adjourn - *Motion to adjourn at 5:12 PM by Mr. Clemons, second by Mr. Ellis, voted 4-0-0.*

Respectfully submitted,

Philip F. Clemons, Clerk