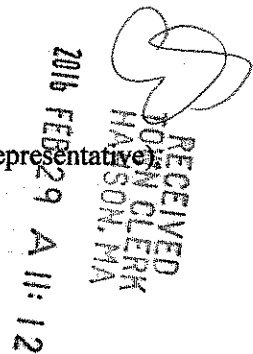


FINAL PLYMOUTH COUNTY HOSPITAL REUSE COMMITTEE

Minutes of Regular Meeting - Thursday, February 18, 2016

Hanson Town Hall -Selectmen's Meeting Room



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.

It was noted that a Zoning Board of Appeals representative is still needed.

Organize - Committee proposed to organize as follows - Chair: Mr. Howard; Vice Chair: Ms. DiMascio; Clerk: Mr. Clemons. Motion to so organize made by Mr. Ellis, second by Mr. Clemons, motion passed 4-0-0.

Discuss Reuse - Committee briefly reviewed the January 2105 study by the Old Colony Planning Council, *Feasibility of Prospective Reuses of the Former Plymouth County Hospital, Hanson, Massachusetts* ("OCPC study"). Committee consensus is that, while this document contains much data and useful perspectives, we should also carefully consider all other available information sources referenced by the OCPC study. These other sources include, but are not necessarily limited to:

- October 1999 Hanson Town Meeting Article, Explanation and Vote
- 2000 Conceptual Plan by VHB
- Experience gained during Baran era
- 2005 South Hanson Transportation-Oriented Development study
- 2006-2009 *Plymouth County Hospital Utilization Committee* deliberations and reports
- Additional community input

Committee agreed that, collectively, these sources represent much hard work and careful thought by numerous individuals over an extended period, and that significant value may be extracted from their work products. Committee does not see its mission as simply "adopting the OCPC plan." Ms. DiMascio asked "what do we think the Committee's product should be?" Mr. Clemons suggested it would be "a set of recommendations that best serve both short- and long-term municipal needs, that enhance Hanson's quality of life, and that seek to control tax burdens rather than increase them".

Mr. Ellis suggested that the Committee not necessarily "rush" to its conclusions by an arbitrary calendar date, but rather emphasize "doing it right." Ms. DiMascio suggested Committee think about how to appropriately continue community input to the overall process, and to consider our criteria for decisions.

Committee consensus is that moving forward in "phases" is best way to move forward, and to not be overwhelmed by the large overall set of tasks.

Committee agreed that, regrettably, the highest priority was to plan for demolition of the main PCH building, whose poor condition presents hazards and liabilities to the Town; removing it would greatly facilitate planning of future property uses. Mr. Ellis suggested there are at least two options for covering cost of demolition: (1) Town could finance, or (2) Town could seek RFPs from private entities who might finance cleanup in exchange for portion of property which they then would develop.

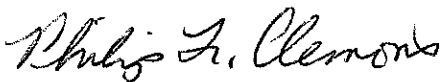
Committee discussed the wide variety of options for reuse, including:

- Town Water infrastructure - expanding footprint area for potential new Water Tower
- Historic Bonney House - continuing restoration of by Hanson Historical Commission (plus potentially relocating old Schoolhouse and other buildings from Main Street)
- Food Pantry / Beekeeper building - continuing these existing uses
- Extension Service building - potential for privately-leased office space, future municipal use
- Superintendent Residence – selling, or potentially redeveloping for municipal department use (issues include condition of building, Title V needs, street frontage, proximity to water tower)
- Open Space – designating northern portion as such
- Recreation – designating a few acres as mowed green “Town Common” for passive use by all ages
- Walking Paths/Trails – around Common, connecting to neighborhoods and Bay Circuit Trail
- Dog Park – adjacent to Common / Recreational areas
- Solar energy array
- Residential – must assure “Cost of Community Services” not exceeding tax revenue; Mr. Howard said he “would not favor just another housing development”

Committee scheduled its next meeting for Friday, February 26, 2016 at 4:00 PM. Mr. Howard will see if the Police Station meeting room is available, since Town Hall is closed Friday afternoons.

Adjourned at 5:40 PM, motion by Mr. Ellis, second by Ms. DiMascio, voted 4-0-0.

Respectfully submitted,



Philip F. Clemons, Clerk