

Community Preservation Committee Meeting of December 13, 2006

PLACE: Town Hall Banquet Room

6:31 P.M. Call to order by Chairman Lucas

A. Quorum/Attendance

Members Not Present: Laura Knipe.

Planning Director William Roth was also in attendance.

B. Approval of Minutes

William Markey motioned to approve the November 15, 2006 meeting minutes. James Souza seconded. The vote was unanimous. The motion passed.

Mr. Roth presented a bill from Monaghan Printing in the amount of \$165.00 for letterhead and envelopes. James Souza motioned to pay the bill. William Markey seconded unanimous. The motion passed.

Mr. Roth handed out a copy of the budget as it stands today and there was a brief discussion with regards to same.

C. Review of 2007 Applications

6:40 p.m. First Congregational Church Preservation Project

Susan Burr – We're in the midst of a three-year program to preserve the building. There are three phases. Phase one was the completion of the fire protection system. We are requesting funds for phase two for roof replacement, service on the elevator and masonry. Work is in progress but we do not have total funding for the project. The roof is in disrepair with crumbling bricks, dislodged shingles, etc. We are also attempting to bring the elevator in line with helping the handicapped. The importance is the history of the building, including the famed architect, Menard Lefebre, who we are attempting to introduce into the curriculum, which was created by Natalie Hemmingway and the school department. We are also looking to develop a tour.

Peg Rogers – The church was used as a meeting place for town government. It came before the Town Hall.

Susan Burr – We house the Heritage Center, an Infants and Toddlers Study Group, Boy Scouts, kids yoga, Al-anon, a food pantry, a depression/bipolar group, and various other groups that utilize the building.

Chairman Lucas – What appeals to me is that the \$48,000.00 represents 13% of the project, which shows you did your homework. You've also done some fundraising. Is this on schedule?

Susan Burr – Pretty much.

John Rogers – It's taken longer to do the tower than anticipated, but you work your way down. The warm weather has helped. This roof was done 22 years ago and there have been constant problems. We don't want to make the same mistakes. As of the first of the year, we will go inside and work on the elevator.

Chairman Lucas – There's no real schooling going on there?

Susan Burr – Just church education.

Robert Duarte – Is this in a historic district?

William Roth – The Town doesn't have a historic district, but the committee can fund a historic project if it is deemed a historic structure.

Robert Duarte – So you haven't applied for any state historic grants.

Susan Burr – We've applied for a Mass Historic Emergency Grant.

William Roth – Do you know the status of that grant?

Susan Burr – It's sitting on the Secretary of State's desk.

7:00 p.m. Rogers Playground Renovation Phase II

Paula McGregor – A non-profit group was formed on this matter. There have been numerous improvements done and a phase two is proposed. This will add a separate Xscape system. This is a very practical system keeping costs at a minimum. We are proposing a community install of this equipment. This was used in phase one and worked great. This benefits all of the community as well as visitors to the town. People using the bike path use our playground. The children at the school are using a smaller toy now, which limits use. It needs to be made bigger. It looks good for the Town to have an updated play system in the center to use and visit. I have met many people at the playground and have become friends with them. It serves as a meeting place where children can have play dates. We've done much fundraising involving the children at Rogers School. They voted on what the play structures were going to look like. The fifth grade class's gift was the backstop. Other groups look to use the fields and playground. Alumnae have been complimentary of the project. They're proud of what it looks like and its integrity. We hope to have all phase two renovations done by the beginning of next school year.

James Souza – Do they plan to fix the fields?

Paula McGregor – Yes.

Robert Duarte – Did you get any United Way monies?

Paula McGregor – Yes.

Robert Duarte- Do you know the acreage?

William Roth – It's about an acre and a half, 60 thousand square feet.

Frank Rezendes – Do you anticipate the need for DPW services as far as the expansion goes?

Paula McGregor – I don't see that, no.

Frank Rezendes - Someone mentioned that we need a skate park in this area. There is a lot of unused area in the southern section of the park.

Paula McGregor – There is money allocated for a set of swings to be put in that space.

Robert Duarte – A couple of weeks ago, it was chained off. Why?

Paula McGregor – It was locked because there was no mulch around the new play equipment.

Frank Rezendes – I am all for keeping it open for the kids 24/7.

Robert Duarte – Who will maintain the fields?

Paula McGregor – There will be money set-aside for that. Every year, the PTO sponsors a cleanup.

William Roth- I have worked with this committee. The PTO is committed, just like the Wood PTO, to keep it safe. The manufacturer has supplied touch up paint, anti-graffiti spray and special wrenches.

Chairman Lucas – What's the life expectancy of these systems?

William Roth – About 25 years.

Chairman Lucas – It sounds like the equipment can be relocated. It looks like we're looking at 83% of the projected cost, which is a small number.

Paula McGregor – I think the PTO and the parents have a pretty good track record.

Robert Duarte – How is the basketball court?

Paula McGregor – There is a half court, but rebuilding a full court is in our future plans.

7:20 p.m. Fairhaven Housing Authority – Green Meadow Project

Rainie Oliveira – There are seven enclosures in the application giving you a breakdown. The Green Meadow Project is 40 years old. The Housing Authority budgeted \$68,500.00 to undergo this renovation on 8 buildings. We have been advised that it will cost approximately \$100,000. We're asking that the committee supplement the project to cover the balance, with a maximum of \$50,000 CPC funds. Fairhaven has 470 units qualifying us for subsidies. In 2021, Fairhaven Village, 169 units, will probably go off line because they could convert to condos. They have done this in the past. You can see the shortages in state funding over the years. We have not been able to increase our budget. Everything has gone up. We have to operate by pulling out of our reserve funds. We are looking to keep our elderly living in a safe and healthy environment.

Chairman Lucas – The aluminum standard seems high.

Rainie Oliveira – I will look into that. It will be presented to the architect. We're trying to make all of our structures maintenance free.

William Roth – Do you have to hire an architect?

Rainie Oliveira – Absolutely.

Marinus Vander Pol – Is the request to start funding architectural services?

Rainie Oliveira – No, we have budgeted \$68,000.00 for the project, so the architect fee are covered. However, the project is estimated to cost \$100,000.00, this figure includes the architect fees. Therefore, we are requesting that the difference up to \$50,000 be provided. If the project comes in less than the CPC funds needed will be less.

Robert Duarte – How many units to you have?

Rainie Oliveira – 40 and they're 40 years old. We are and have been very self-supportive.

Frank Rezendes – I would like to compliment you on your first class proposal. My hat's off to you.

William Markey – I agree with Frank.

Rainie Oliveira – Thank you.

William Roth – You would expend your money first before the CPC funds are used.

Rainie Oliveira – Yes.

Robert Thayer - Four or five housing authorities have sued the state because promised support was taken back. The fact that our housing authority has been prudent with its funds brings this request under an umbrella of extremely good management.

7:40 p.m. Town Hall Restoration Project

Jeffrey Osuch – This is the same Town Hall project before you saw last year. The report from Dyer Brown is the same with some small changes. This building is on the historic register. This project is about \$900,000.00 for exterior work with nothing on the roof, including brickwork, the archways, terra cotta, etc. Phase one is the south and east sides of the building. The full set of drawings will be ready to go to bid will be ready in January. The phase one cost is about \$383,000.00. Phase two costs will be approximately \$372,000.00 and phase three will be about \$143,000.00. This is an 1894 building. It's one of the Huttleston jewels and a tourist attraction. Doing it by phases will be more expensive due to staging issues. I don't recommend looking at it that way. You shouldn't pick by phases.

Chairman Lucas – Can you bond this past the possibility of cancellation? It comes up in five years.

Jeffrey Osuch – Yes. It's a good question that I don't know the answer to.

Chairman Lucas – It seems to me that bonding would be the way to get it done faster.

Jeffrey Osuch – The most I could do now is the south and the east parts of the building.

William Markey – When was the last time major work was done on this building?

Jeffrey Osuch – There have been two major projects in the last 10 years, the roof, the windows and doorways.

William Markey – I was the chairman of the Finance Committee when the last major renovation was done. I was also on the committee that looked at the buildings. This should have been done in the eighties.

Chairman Lucas – No Town properly maintains buildings.

William Roth – These are 50 to 75 year fixes. You cannot budget for these types of repairs.

Chairman Lucas – This is the center of the community. You can't let it deteriorate. It has to be done right. If we don't take of it here, where will be money come from?

William Roth – A decision the CPC needs to make is do you take care of town buildings first.

Chairman Lucas – It would be nice to support some of the other community projects that truly are community projects. I don't feel the CPA was designed to be a supplement to the Town budget.

Marinus Vander Pol - Of course it is.

Chairman Lucas – Could we check into bonding? It would be interesting to see.

Robert Thayer - Has there ever been a Town Meeting article to maintain this building?

Jeffrey Osuch – Not that I can recall, except for what is put into the stabilization fund.

Frank Rezendes – If I had to do my roof, I wouldn't do the whole house.

D. Any Other Business - None

E. Set Next Meeting

Marinus Vander Pol motioned to set the next meeting to January 10, 2007. William Markey seconded. The vote was unanimous. The motion passed.

Marinus Vander Pol motioned to adjourn. Frank Rezendes seconded. The vote was unanimous. The motion passed. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

James Pelland,
Secretary, Community Preservation Committee