

Community Preservation Committee Meeting of December 12, 2007

PLACE: Town Hall Banquet Room

6:30 P.M. Public Meeting called to order by Chairman Lucas

A. Quorum/Attendance

Members Not Present: Ellsworth Sylvaria

Planning Director William Roth was also in attendance.

B. Approval of Minutes – 11/15/07

Marinus Vander Pol motioned to approve the minutes to the 8/8/07 meeting. William Markey seconded. The vote was unanimous in favor. The motion passed.

C. Review of 2007 Applications

6:30 p.m. Raine Oliveira, Fairhaven Housing Authority – HUD 202 Application

Raine Oliveira – I came back this year because the Town is interested in community housing. We are submitting a HUD 202 application this year. There are three important items that need to be taken care of. We need a sponsor. Coastline Elderly has committed to doing that. Next is the land acquisition. We have a possible site that abuts our property at Green Meadows. It is owned by the Goulart family and it has been appraised at \$300,000.00. Hopefully that will get reduced a little bit. We have also sent correspondence to the school committee regarding Oxford School. We have also written the chancellor of the Fall River Diocese regarding the Sacred Hearts Church on Main Street. We do have justification for building 25 units. We have 100 applicants on our waiting list. This would work similar to what was done with Fairhaven Village. This request for the \$50,000.00 is to prepare everything for that application. We need to hire a consultant because we are not familiar with doing this.

William Roth – Have you advertised for an RFP, for a consultant?

Raine Oliveira – Not as of yet.

William Roth – The funds would not be available until the day after the May Town Meeting. You should make your Board aware of that.

Raine Oliveira – I understand that. This is good for the Town and great for us. We can always re-apply if we are not successful.

Chairman Lucas – It works for the Town government.

Marinus Vander Pol – I would move a sense of the meeting (non-binding) vote in support. Markey seconded. The vote was unanimous (Jay Simmons abstained).

6:50 p.m. Ken Pottel, Community Pool Committee – Pool Feasibility Study

Chairman Lucas – I had some difficulty with the application you submitted because you did not use our application. But we are willing to review and listen to your proposal. We still don't have some confirmations that we were looking for from DOR, if this activity is fundable.

Ken Pottel – We have been meeting with architects, surveying the property and visiting other communities with pools to see if this is possible. We feel that it might be and would like to go ahead with a feasibility study. This is a little different than land acquisition or anything you might be looking at tonight. We have found overwhelming excitement in the community. The architect we talked to said that he never saw such an ideal location. The senior population would benefit from this greatly. We are going to talk about the survey results and other issues.

Linda Meredith – We held a number of fund raisers and have been successful in that regard. We went to Sandwich to see how they operated their pool. They had an increase in pool usage as program usage in the Recreation Center increased. We would try to get local businesses and donors involved.

Chairman Lucas – Did you get a sense of Sandwich's budget on the pool?

Ken Pottel – It was \$225,000.00 and that includes staffing.

Chairman Lucas – Is there an anticipated structure as to how it would be integrated with the Recreation Center.

Ken Pottel – It would be run by the Recreation Center.

Chairman Lucas – It seems like it would require specialized people. Would you consider your budget to be similar with theirs?

Ken Pottel – Yes.

Linda Meredith – We need to come up with a business plan.

Chairman Lucas – Have you been before the school committee?

Ken Pottel – I have spoken with a few members and they are positive.

Elaine O'Neal – With regards to our survey, the elementary school students brought them home, we passed them out at the Homecoming Fair and we have been to the grocery stores. Many expressed interest in renting the pool, the need for senior water aerobics as well as many other innovative ideas and suggestions.

Marinus Vander Pol – It might be helpful to have a summary of the response as an addendum to the application.

Jay Simmons – Would you consider putting a non-binding ballot question to the voters in the spring, to do this without raising taxes?

Maryann Murray – The survey responses were overwhelmingly positive. There was maybe one or two that weren't. Not raising taxes is our goal. We are well aware that everyone's budget is taxed. We want this to be self-sustaining. We're asking for funding for the feasibility of building the pool. Not actually building the pool.

Chairman Lucas – I would like to see some support from the Selectmen and the School Committee.

7:10 p.m. Bob Espindola, Fairhaven Little League – Lighting Project

William Roth – This is one project that I did contact the DOR about to get a clarification. This property has been Town owned since 1957 and the Little League has leased it in 10 year increments since 1986 or 1987.

Bob Espindola – We are hoping to get some lighting installed in the fields. We are having more and more difficulty scheduling games because some play high school sports and have conflicts. It would help us in that regard and allow us to start our games a little later. Now we have to start them so they'll finish before dark. It's discouraging to the kids. We also have a scheduling problem when there is a wet spring and many postponements. There are many more teams than available fields as it is now. This would allow us to schedule additional games during the season and during our tournaments. We have had support from people in the league including a fund raiser. This would benefit quite a few people.

Chairman Lucas – Does the league allow softball to be played there?

Bob Espindola – We have been approached. But it's not used like that. They have different field specifications.

Frank Rezendes – How much more time would the field be in use? I'm concerned about the affects on the neighbors.

Bob Espindola – There would be a set curfew of about 10:00 p.m.

Jay Simmons – That's the noise ordinance I believe.

Kevin McLaughlin – We're very sensitive to the neighbors.

7:30 p.m. Allen Decker, Coalition for Buzzards Bay – Nasketucket Woods Land Conservation Project.

William Roth – This is clearly fundable under CPA law.

Allen Decker – I am joined here by members of the friends of Nasketucket. This is an exciting opportunity for the Town to acquire some of the Mariners Youth Soccer land. It is about 55 acres and we have an agreement with the soon to be owner of that property for the acquisition of that property for \$475,000.00. This is a substantial bargain. We are interested in seeing that this happens because this falls within the Nasketucket overlay zone, which is meant to protect the well head to the west of the property. The Town's master plan targets this as high priority. It falls within our goals because Little Bay is downstream. Our cost proposal is done as a lump sum. We would be amenable to a phase funding so that we can accomplish our goal and the town can do the same. I'm confident the seller of the property would work with us on this. His name is Philip Denormandie. I would like to point out that there is another opportunity to connect the County watershed land with the soccer fields are today, as well as the new East Fairhaven School. This would open up a tremendous amount of acreage to everyone. There is some private property involved, but the owner has agreed to allow access across it to achieve our goal. In its concept it is a remarkable opportunity.

Chairman Lucas – What would the total funding be?

Allen Decker - \$506,000.00 for the large part. We are looking for full funding through the CPA. That's not to say that we would seek other funding as well. But this seems like such a good fit.

Cora Pierce – This area was threatened by development. We were told that it was a done deal. We challenged Town Meeting. This parcel is vastly important to the watershed. We are currently at risk with our future development plans. This abuts East Fairhaven School. It has historical significance.

William Roth – It would be helpful if you could look at a phasing sequence. I'm not sure we could do this at one time. I would also suggest that it might be a match for Urban Self Help. It is

something to look into. This is a prime candidate for that program. They typically look at them in the summer. It's complicated but doable. It would have to be a Town application.

7:50 p.m. Jeff Osuch, Town Restoration Project Phase II

Jeff Osuch – This is the same as last year. It's the other side of the building and the clock tower. We're asking for \$575,000.00. The key is the bid. We're under budget with phase one. So, there will be some money turned in, probably around \$100,000.00. The design is for the remainder of the building. If you do it in phases, the overhead increases. There might be a headache with the clock tower because of its height. The state is falling back on their commitment. Hopefully, we'll get more than 75% as a CPA match.

Marinus Vander Pol – This is something we need to do.

D. Any Other Business

William Roth distributed the FY 09 Financial Worksheet as well as the FY 09 proposed budget.

Jay Simmons motioned to endorse the budget. Terrence Meredith seconded. The vote was unanimous in favor. The motion passed.

E. Set Next Meeting - January 9, 2008

Terrence Meredith motioned to adjourn. Marinus Vander Pol seconded. The vote was unanimous. Meeting adjourned at 8:37 p.m.

Respectfully submitted,

James Pelland,
Secretary, Community Preservation Committee