

Community Preservation Committee Meeting on January 17, 2013

Place: Town Hall

6:00 p.m. meeting was called to order by Chairman Lucas.

Quorum/Attendance

Members present: Chairman Lucas, Andrew Jones, William Markey, Cynthia McNaughten, Terrence Meredith, Ann Richard, Frank Rezendes, Jay Simmons and James Souza

Members not in attendance: None

Planning Director William Roth was also in attendance.

Acceptance of Minutes of December 13, 2012.

James Souza made a motion to accept the minutes of the meeting on December 13, 2012 with corrections, which was seconded by Andrew Jones. The vote was passed by unanimous vote.

CPC Bills:

1. JM Booth & Associates- Article #42D-Millicent Library-Envelope-\$2,750. James Souza made a motion to pay this bill, which was seconded by William Markey. The motion passed by unanimous vote.
2. Community Preservation Coalition - 2013 Dues - \$1,500.00

William Roth - The Community Preservation Coalition provides an excellent resource for the Committee and I recommend our continued membership. It is the same as last year.

James Souza made a motion to pay the bill and was seconded by Cynthia McNaughten. The motion passed by unanimous vote.

FY 2014 CPC Application Review

William Roth - I have given you a three page sheet with balance figures and several funding options. Please note, you cannot fund all of the requests. I recommend that you not spend \$140,000.00 of the \$168,000.00 undesignated fund balance. Mr. Roth went over the figures and the options.

William Roth – The Buzzards Bay Coalition (BBC) is present and I believe they wish to revise their request. I informed them that they would need to seek the Committee's approval.

Chairman Lucas - The area below Route Six is included in this project.

William Roth – They need to break out the acreage in Fairhaven.

Brendan Annett – It is in the application. There are a total of 135 acres in Fairhaven. What we are asking for is to have the CPC contribute \$200,000 towards the overall \$6 million dollar project. What the Town gets for the money will be 117 acres under conservation restriction and 18 acres would be held in fee ownership by MA-DCR.

Chairman Lucas- I think that Town Meeting will see more than property. Have you spoken to Mattapoissett?

Brendan Annett- I have and have been invited back to speak to their Community Preservation Committee.

Jay Simmons – Is it dead in the water if they aren't on board?

Chairman Lucas- Not necessarily.

William Roth – It is my recommendation to wait.

Brendan Annett – Is the deadline date different?

William Roth – Yes. The CPC has at the latest until March to decide.

Terrence Meredith- When is the Mattapoisett Town Meeting?

Brendan Annett – Shortly after yours in early June.

Andrew Jones motioned to accept revised application. James Souza seconded. The vote was unanimous in favor.

Jay Simmons – Commented that the CDBG North Fairhaven request is a good project to fund, especially since the Housing Authority is within the proposed area. He also mentioned that the Governor has proposed that certain community housing authorities regionalize, but Fairhaven would not be a part of that as of now. This was brought up due to the fact that some authorities were overpaid.

Nasketucket Bay Conservation Project (Revised Application)

Chairman Lucas - I think the revised submittal is the way to go. Does this give us better accessibility to the cove?

Brendan Annett - It will create a new entrance to the bike path.

Ann Richard– Does the farming have to be organic?

Brendan Annett – I do not believe that is a requirement in the Conservation Restriction.

William Roth – What about the three acre site at the end of Stone Street?

Brendan Annett – I am proposing that it is included in the 117 acre CR properties. It was done as a simplification measure. The BBC would then transfer ownership over to the Town.

Town Hall Repairs

William Roth – As long as the building and the site are listed on the National Register or deemed historically significant to the Town, it qualifies. This one meets it because both are within the list.

Mr. Roth described two funding options available to the CPC on this project.

Andrew Jones- My concern is American Disability Act. This is a huge expense and we have no guarantee on how long it will last.

Cynthia McNaughten- Can we separate the doors and lights from the sidewalks?

Chairman Lucas – Yes.

William Roth– Mr. Jones brings up the cost and it's a valid issue.

Frank Rezendes – We had stamped concrete in front of the Academy Building. We should go look at it.

James Souza – If you just funded the doors and light, it would be \$44,000.00.

High School Renovation Project

William Roth – It's a good project, the biggest problems with these historic buildings is water getting into the buildings. Fixing the gutters helps eliminate water getting into the building.

Rogers School Study

William Roth – This is for a feasibility study to assess the condition and cost to re-purpose the school once it is shut down. The re-use of the school and to bring it up to current standards for something like an office or other municipal building will cost quite a lot of money. I suspect in the millions of dollars. The ultimate renovation is a Town wide decision. We need to figure out what we need for an office type standard and bring it to some direction. This is to modernize this building: office, administrative use, annex, in other words, "the office standard". There is still no consensus on the ultimate re-use of the building.

General discussion ensued about the Rogers proposal and why the School Committee did not include a study for the Oxford School.

Chairman Lucas - My thinking was to fund the Buzzards Bay Coalition and eliminate others, possibly the Town Hall sidewalk project.

William Roth – If you take the sidewalks out, you can pretty much fund everything else.

Jay Simmons – If Mattapoisett goes along with it.

Discussion ensued about whether or not to make decisions on the projects brought up tonight, including Rogers and Oxford Schools.

Frank Rezendes – I think we can keep them separate to see how it pans out.

Chairman Lucas - I think we should signal Mattapoisett that we're going to do this. We should come out of this with a positive motion.

William Roth – Provided revised figures and recommended that the CPC vote all of the Annual Town Meeting Articles first then the Special Town Meeting Articles second.

Annual Town Meeting Votes:

Jay Simmons motioned to fund \$40,000.00 for Anthony Haven Roof Replacement Project from Fiscal Year 2014 receipts with the stipulation that the other State funding be in place before the CPC funds can be used. Terrence Meredith seconded. The vote was unanimous in favor.

Jay Simmons motioned to fund \$200,000.00 for Nasketucket Bay Conservation Project with \$151,642 from Fiscal Year 2014 receipts and \$48,358 from existing Open Space Fund Balance. Further, that no CPC funds may be spend until all necessary Federal, State, local and private funds are secured for the entire \$6 million project. Terrence Meredith seconded. The vote was unanimous in favor.

Jay Simmons motioned to fund \$86,000.00 for High School Renovations - Gutters from Fiscal Year 2014 receipts. Terrence Meredith seconded. The vote was unanimous in favor. (Ann Richard noted that she is an employee of the School Department)

Jay Simmons motioned to fund \$16,000.00 for the Ft. Phoenix Phase 2 Project from Fiscal Year 2014 receipts. Andrew Jones seconded. The vote was unanimous in favor.

Jay Simmons motioned to fund \$10,000.00 for Bike Ways Enhancement & Safety Project from Fiscal Year 2014 receipts. Andrew Jones seconded. The vote was unanimous in favor.

Jay Simmons motioned to fund \$32,000.00 for Livesey Park Court Preservation Project from Fiscal Year 2014 receipts. Andrew Jones seconded; the vote was unanimous in favor.

Jay Simmons motioned to fund \$12,600.00 for administration. Andrew Jones seconded. The vote was unanimous in favor.

Special Town Meeting Votes:

Jay Simmons motioned to fund \$60,000.00 for the North Fairhaven CDBG Plan from existing Community Housing Fund Balance. Andrew Jones seconded. The vote was unanimous

Jay Simmons motioned to fund \$3,000.00 for the Fire Protection Building from to the Historic Preservation Fund Balance. Andrew Jones seconded. The vote was unanimous in favor.

Jay Simmons motioned to fund \$44,000.00 for Town Hall Exterior Repairs – Main Doors and Exterior Lighting from the Undesignated Fund Balance. Andrew Jones seconded. The vote was unanimous in favor.

Jay Simmons – I think it's premature to vote on the Rogers School.

William Roth– Doing nothing is not an option. I recommend that you fund it and they should come back and propose a project for the Oxford School Building.

Discussion ensued as to whether or not to take any action on the Rogers and Oxford Schools. Mr. Roth went over the figures contingent on funding both schools.

Jay Simmons motioned to fund \$40,000.00 for Rogers School Study from the Undesignated Fund Balance. Terrence Meredith seconded the motion. The vote was unanimous in favor. (Ann Richard noted that she is an employee of the School Department)

Jay Simmons motioned to send a letter to the Board of Selectmen regarding the Town Hall sidewalks and the send a letter to the School Committee regarding the Oxford School. Andrew Jones seconded. The vote was unanimous in favor.

OTHER BUSINESS:

1. CPC History – Funding Analysis

William Roth – I prepared the History sheet, because Mr. Jones requested it at the last meeting.

Mr. Roth went over the figures of all expenditures since the CPC was started. The total appropriated has been 3,294,658.00.

Andrew Jones – Thanked Mr. Roth for the sheet and felt that is was informative for the entire Committee to see how the funds are being spent.

2. Ethics Commission Memo

William Roth – Reviewed the handout on the State Ethics recertification and noted that the CPC members have until April 5, 2013, to complete this ethics commission questionnaire per state regulations.

3. Any other CPC business not reasonably anticipated 48 hours prior to the posting of this meeting.

None was discussed.

NEXT MEETING: FEBRUARY 21, 2013, 6:30 P.M.

Jay Simmons made a motion to set the next meeting for February 21, 2013 at 6:30 pm. Ann Richard seconded. The vote was in unanimous in favor.

James Souza made a motion to adjourn the meeting at 8:24 p.m. Terrence Meredith seconded. The vote was unanimous in favor. The meeting was adjourned at 8:24 p.m.

Respectfully Submitted,

James Pelland,
Secretary, Community Preservation Committee