

**COMMUNITY PRESERVATION COMMITTEE**  
**Meeting of Thursday, December 18, 2014**  
**Town Hall**

**I. ADMINISTRATIVE BUSINESS**

Quorum/Attendance: Chairperson, Jeffrey Lucas, Terrence Meredith, Ann Richard, James Souza, Jay Simmons, Cynthia McNaughten, Janine Peccini and Jay Simmons.

Absent: Frank Rezendes and William Markey.

William Roth was also in attendance.

Acceptance of Minutes: Ann Richard made a motion to approve the minutes of November 20, 2014, and was seconded by Terrence Meredith. The motion passed unanimously.

Jay Simmons abstained.

CPC Bills:

None.

**II. PUBLIC HEARING:**

FY 2016 CPC APPLICATION REVIEWS:

1. Al Benac – HH Rogers Memorial Temple, \$3,600.00

William Roth noted that he informed Mr. Benac that his project didn't qualify for CPC funding and if he wanted to present, he would be given a limited amount of time. It is not a fundable activity because the project is taking old columns and repurposing them for a new use, not preservation.

Al Benac said the Henry Huttleston Rogers house pillars are in the academy building are historical. Mr. Benac said they are owned by the Historical Society and they are donating it to the Town to create a temple. Mr. Benac explained there is a group in town who would like to create a Veteran's Memorial Service where the house at 87 Main Street was torn down and it would be done in steps in conjunction with that same project. He has spoken with the architect and they can't do anything until they know how many of the 9' pillars there are, could be up to 7. (Discussion ensued.)

Jeffrey Lucas said that unfortunately due to CPC regulation, they couldn't fund the project.

2. Nils Isaksen – Town Hall Historic Street Lighting (Williams & Center) \$13,778.67

William Roth noted that he informed Mr. Isaksen that his project didn't qualify for CPC funding and if he wanted to present, he would be given a limited amount of time. It is not a fundable activity because he is proposing adding period style lighting when there were none historically there, is not restoration, preservation or maintenance of a historic resource.

Nils Isaksen is present said he was looking to do this because CPC awarded to do the walkways out front around Town Hall. Mr. Isaksen thought that while the walkways were dug up, they could install some type of architectural antique lighting out front to enhance the Town Hall. Mr. Isaksen was proposing four street lights on Williams, Walnut and 2 on Center Street. They are LED lighting, low maintenance.

Jeffrey Lucas said it was a great idea, but something they could not fund.

Nils Isaksen asked if there were any suggestions where he could go from here.

Jeffrey Lucas informed him Mr. Osuch and BPW or Town Meeting.

William Roth said that Mr. Osuch does not have problem with his project to put conduits in. It could be rolled into the cost of the project. Mr. Roth advised he could check with the Fairhaven Improvement Association. (Discussion ensued.)

### 3. Whitfield-Manjiro Friendship Society – Carriage House Restoration \$40,000.00

William Roth indicated Mr. Rooney realized page 2 of the narrative was missing and has been submitted.

Gerald Rooney is present and said five years ago, the house at 11 Cherry Street, the house of Captain Whitfield was opened as a museum. Over the last five years, it has been running as a museum as well as tours of the Manjiro trails. There are 8 locations in Fairhaven. They have done approximately 3,500 tours at the museum, about 70% are Japanese. Mr. Rooney explained they are at the point now they would like to convert it into a cultural education center, which will expand the offerings they have. Mr. Rooney explained they have been teaching local teachers about the Manjiro/whaling/Japanese culture and now have 42 graduates and said the local piece of history is getting out. They do it now within the museum itself in the conference room, about 10 at a time. If they convert the carriage house, we will be able to have more classes and it will bring more people to the Town from all over the world to see the museum. Their whole aim is to strengthen the bond with Japan. (Discussion ensued.)

Mr. Rooney also explained they have been doing a capital campaign, WBSM broadcasts from there. They also have an agreement from Voc Tech High School to use the students to do all the renovation of the building. We have a local materials producer, Jimmy Kalife at Fairhaven Lumber, would get us close to cost on materials. They want to make it a community project. The initial budget is \$240,000 which includes in-kind service of approximately \$140,000 of vocational high school students.

Ann Richard asked if it would be handicap accessible and Mr. Rooney said it would be fully accessible.

Cynthia McNaughten asked what the age of the building was and Mr. Rooney said they were trying to establish that now so they could submit as a historic building. Mr. Simmons asked what the estimate was and Mr. Rooney said they arrived in 1843.

Jeffrey Lucas said he had some reservation on the scope of the project. Looking at the state regulations, it talks about the restoration, preservation of a building to stop it from deteriorating. This is a re-purposing of it and felt it was out of the scope of the CPA. Mr. Lucas explained that if some of the work was restoration, he could allocate funds to that portion in doing actual restoration.

Gerald Rooney said that Rick Sharon, Structural Engineer, has gone through the building and spoke about what it would take to make it safe.

Jeffrey Lucas said that when doing the project, that State says it needs to be done in similar materials that were used. That is not restoration; it is renovation and is not fundable. You would have to be very specific and it has to be documented it is actual restoration.

Jay Simmons asked if the shell of building was included and Mr. Roth asked if they were replacing the exterior with the same materials and Mr. Rooney said they were cedar shingles.

Cynthia McNaughten said she thought it was the culture that was important.

William Roth said it is historically significant to the history and culture of Fairhaven and complies with the law but the technicality is what portion of the renovation (Discussion ensued.)

Jeffrey Lucas said if they were awarded it, they would have to keep good records of where the money gets used. He explained it was a portion of the funding and not all of fell within the guidelines of CPA.

Gerald Rooney said they were trying to take a building that belongs to the town and make it more significant to the culture of the Town.

Jeffrey Lucas advised there is a website, Community Preservation Coalition.org, a non-government agency, they are a good resource and there is a lot of good information.

#### 4. Bikeway Committee – Bike Path Signage Project - \$5,067.00

Ken Pottel is present. Mr. Pottel said over the past summer, more people were using the bike path. Mr. Pottel said they came across situations they felt there was a need for safety signs and they are asking for will help with that. Mr. Pottel indicated he is a member of a senior group that rides all over the coast of Mass. and when you are riding, you see these signs, simple signs like, keep to the left. Mr. Pottel said they have also seen a number of motorized vehicles on the path. Mr. Pottel felt if they increased the safety, more people would feel comfortable using it.

The other signs are for the entrance of the bike path on both ends. They are both in bad condition. It's a source of pride in Town. They would like to keep the image up that makes it appealing and makes it feel safer.

Jay Simmons asked if it met all the criteria.

Jeffrey Lucas said the two entrance signs, did not qualify. They didn't function as safety, more of an aesthetic and is not fundable by CPA funds.

William Roth concurred and said they have funded information and safety signs. It is fundable and it is a continuation. Mr. Roth explained the second signs are more ornamental.

Ann Richard said there are other organizations, Improvement Association in Fairhaven and Mr. Roth said there was also fundraising. (Discussion ensued.)

William Roth said the only other thing that he felt was not included within the cost was the installation materials, such as the Quickcrete. Mr. Roth recommended refining the estimate to include material costs that are not in here and speaking with John Charbonneau at the DPW.

Jeffrey Lucas said as a reminder, you are the person at the Town meeting on the floor fighting for the money. (Discussion ensued.)

#### 5. Fairhaven Tennis Assoc. – Pickle Ball Courts - \$42,650.00

Bob Foster, President Fairhaven Tennis Association. Kenneth Pottel was the Vice President and two gentlemen are Conrad Gallant, member of the Tennis Association and avid pickle ball player and Dick Moore, pickle ball player in town. Mr. Foster explained there were two issues, the project; and question of pickle ball. Mr. Foster explained that pickle ball was the fastest growing recreational sport activity in the United States and very popular in the west. It is a smaller court than tennis and it only has a 3' fence with a plastic ball and paddle, therefore, the game is slower. It is popular with older folks. It's easier to play. The closest pickle ball courts are in Lakeville and the Cape.

Mr. Foster explained they got an estimate through East Coast Sealcoat for a cost of \$40,000. It is for two courts, side by side surrounded by a 3' fence with a gate on either side. The extra \$2,500 is for benches, identical to the benches at the bocce court at the Recreation Center, mounted on concrete. Mr. Foster said they were talking about putting them behind the Senior Center and between the bike path, which provides good access from the bike path and the Senior Center. The area is 55' x 55', about 3,000 sq. feet behind the bocce court.

Jeffrey Lucas noted he had support from the Recreation Center, Senior Center and one of the Selectmen and Mr. Foster said they went to the selectmen because they were the owners of the property and they signed off on it.

Jeffrey Lucas asked if had any contact with BPW and asked if they maintained the Senior Center and Mr. Roth said the Senior Center and the Recreation Center maintain the property and didn't know who would maintain the courts, whether it was BPW or a combination of the three.

Ann Richard asked if it would be open to the public and Mr. Foster explained it would and they thought younger kids would want to want to try, including the summer camp. (Discussion ensued.)

Jeffrey Lucas noted his concern was the management and who was going to be responsible.

Ken Patel said it was a new sport and a lot of fun. Mr. Patel said he spoke to Warren and volunteered to give lessons to the kids and seniors and would be more than happy to get leagues going and rotate it around and make sure it is a working thing. (Discussion ensued.)

William Roth said it sounded like the Recreation and Senior Centers would evolve in the management of scheduling, etc.

Ann Richard said her concern was that it was \$42,000 now and like the tennis courts, it would be a continual expense.

Bob Foster said it was a much smaller area and would need a small amount of maintenance and the average was about every 8-10 years and would be much less than the tennis courts.

Ann Richard asked if East Coast Sealcoating built the one in Lakeville and Mr. Foster replied no, they didn't. Mr. Foster explained that Lakeville had three tennis courts and converted two over to pickle ball courts.

Ann Richard asked if they could convert one of their tennis courts to a pickle ball court to try it to see if there was enough interest and Mr. Foster said all the tennis courts were used all summer. (Discussion ensued.)

Terrence Meredith asked how long have they been around and Mr. Foster said about 20 years.

Jeffrey Lucas said that when they are before the Finance Committee with the recommendation, they would be more than happy to have the applicant there as well.

Janine Peccini asked if they don't fund 100%, did their organization have other means for funding and Mr. Foster said they didn't. It would be going way beyond what their potential was.

Ann Richard thought they should ask Ann at the Senior Center how often the bocce ball courts get used. It's similar in nature, another "new" thing.

6. Fairhaven Housing Authority – Oxford Terrace – Emergency Lighting - \$4,848.00

Kris Sheedy, Executive Director of the Fairhaven Housing Authority noted they submitted two applications that were before them. The first is emergency lighting fixtures and transfer switches. They are looking to activate a portable generator. Ms. Sheedy explained the Housing Authority did not have a true generator system for backup when power goes out. So they are looking to get generators to power some of the complexes, but they will be portable and be able to be moved if a problem presents.

Oxford Terrace, the largest site and where their office is housed and maintenance, they have a small emergency generator that powers emergency hallway lighting. They are going to have to take the fixtures off of that generator, put on battery-powered fixtures and take out the old generator, transfer fixtures to battery and put in a portable generator. This could also be moved to the other complexes. Therefore, the need for the transfer switches at each facility.

Ann Richard asked if it qualified and Mr. Roth said it was questionable.

Jeffrey Lucas said he had a copy of Department of Housing and Community Development, which talks about utilization of CPA funds for preserving existing public housing units. They are allowing us to protect the structure, not the residents. It says, rehabilitation activities are not allowed with CPA funding and specifically says installation of generators primarily for the comfort and safety of residents in power outages.

Kris Sheedy asked if it was the 2013 Notice from Beth Hyer and Mr. Lucas said, yes, 2013-14 and unfortunately that specific use is not fundable.

7. Fairhaven housing Authority Heating system - \$100,000

Kris Sheedy said the second part of the projects is they are asking for \$100,000 to install new Rinnai furnaces to replace the faulty heating system at Oxford Terrace. Ms. Sheedy advised that when it was built in 1976, they put all the heating pipes underground and covered them with cement. They are all developing leaks, which flood apartments, pouring gallons of water into the dirt. They have had over 25 breaches, which require the tenant to be relocated. They have to get in apartment, jackhammer floor, excavate dirt, locate leak, repair, clean and put down new floor and bring tenant back in. It is very disruptive and difficult for seniors. It's happened in one unit with a disabled person in a wheelchair. They have been studying for years and found the Rinnai furnace system that is individually installed in every unit and abandons the piping in the ground. It is a massive project with 107 apartments that will require the new furnaces as well as common spaces. The project in total is estimated to be \$1.2 million.

William Roth said they had four in already.

Jeffrey Lucas asked if they were working well and Ms. Sheedy replied four were done as a trial and they are working very well. One gentleman had minor issues, but she felt they would be addressed and resolved.

Ann Richard said Ms. Sheedy had listed other funding sources if they don't get these, and asked if it were approved, would they do a certain number and Ms. Sheedy said they were looking to phase the project.

William Roth said he could speak regarding the budget, but it clearly could be phased. They were in the midst of the Community Development Block Grant application. They have a mini phase of 48 units, which could be easily done.

Janine Peccini asked if it was considered maintenance and Mr. Roth replied it was a plumbing issue that involved health, safety and welfare.

Jeffrey Lucas said it was preserving the structural integrity of the building.

8. School Committee – Cushman Track Resurfacing - \$90,000

Paul Kitchen is present and noted that in 1998, the Cushman track was re-developed. Mr. Kitchen explained the surface on the track was starting to pit and there are areas that are wearing through. One of the vendors, Cape Cod Track & Tennis walked the track last week and stated he would not scrape it all the way down. He would cut out the worst sections, lanes 1, 2, and 3 would be coated again and the long jump areas would be scraped down. The estimate would be about \$65,000-\$70,000 so the application can be reduced to \$65,000 and would we could ask the high school to use the trust for any overages.

Scott Francis, Athletic Director said the track is used for spring and winter track programs. Mr. Francis also noted the general life of surface is 7-8 years and the general life of the complete track is 12-14 years and it has been that and nothing has been done. (Discussion ensued.)

Jay Simmons agreed the project should be done.

9. Board of Selectmen – Town Hall Sidewalk – Walnut Street - \$90,000

Jeffrey Osuch is present and noted this was a continuation of last year's application regarding upgrading the brick sidewalks around the three historic buildings here in the center of town. Last year CPC funded two sides of the town hall and \$90,000 would be for the east side of town hall. There is an itemized breakdown. As far as Town Hall, if CPC funds the third side and all the work is done this spring summer, on the Town Hall side, there are wheel chair ramps, not on the library side. Mr. Osuch asks the Board to consider the Millicent Library, Center Street portion and if they did that portion, they could do the handicap ramps. Mr. Osuch thought it would be better to have both sides handicap accessible rather than just the one.

William Roth said all numbers were not feasible and one option would be to do the handicap ramp, the cutout portion. (Discussion ensued.)

Jeff Osuch said they would have to do it in three places and asked if it was not fundable because of the other projects and Mr. Roth replied yes.

Jeffrey Lucas asked if there was a figure in the middle, maybe they could do one section on the library side.

Jeff Osuch said he was just raising an issue the Board should consider.

William Roth asked if they would like to do Center Street as well and Mr. Osuch replied the library side on Center Street.

Terrence Meredith asked why not defer doing the Walnut Street side.

Jeffrey Lucas said it was difficult because of the continuity of herringbone pattern. (Discussion ensued.)

Ann Richard asked if the library could fund a portion of the project and Mr. Roth advised they most likely didn't have the funding.

Jeff Osuch said the agreement back in the 60s, left Town with the responsibility to provide them with a budget each year for operation and it requires the Town to maintain the exterior of the building and the grounds outside as well.

(Discussion ensued re: installation of conduit for street lighting project.)

10. Fairhaven Historical Com. – Fort Phoenix Revetment Wall & Magazine Parapet - \$115,000

David Despres was present and said this was the continuation of an ongoing restoration of the parapet and gunpowder magazine at Fort Phoenix. Mr. Despres said the project called for the top parapet, originally a crown of sod and earth at the top of the parapet and the gunpowder magazine, which protects it as well. The crown has eroded and they are looking to restore not only the appearance, but the integrity of it. Mr. Despres said it prevents water from permeating the surface and there are a few different options. Mr. Despres said they were asking for what goes a little beyond the basic preservation. It would be all of Option A (the basic, breaking up vegetation and seed/sod) plus the installation of a geo textile fabric or clay matt, in there and not having to go back in few years and having to repeat this. Mr. Despres said it would not last much longer if it's not done. (Discussion ensued.)

Ann Richard clarified the amount they would be requesting was \$105,000

William Roth said there was a contingency and Ms. Richard said it was already there. So they would only be asking \$105,000 you are asking for Option B.

William Roth asked if it were sod and sod needs water, how would they water it and Mr. Despres said there was water, but nothing very close. (Discussion ensued.)

William Roth said placing clay and the geo textile is needed, seeding and sodding was a \$10,000 difference.

David Despres said he thought they were leaning more towards the sod. There is going to be a crown to it. (Discussion ensued.)

**OTHER BUSINESS:**

1. Review 2014 Annual Report

William Roth noted that it was similar to last year.

Ann Richard made a motion to accept the Annual Town Meeting Report and was seconded by Terrence Meredith. The motion passed unanimously.

William Roth suggested reviewing the finances and said the existing balances in their existing accounts, there is \$30,000 in Open Space, \$70,000 in Community Housing, \$4,000 in historic preservation and \$114,900 available undesignated balance. There is a built-in error. I recommend not using all of the undesignated balance

Mr. Roth said regarding the Town surcharge, he is recommending \$300,000 and a 20% match, knowing we might get higher match and an assessment is actually \$323,000. I am recommending to meet the 10%; we do \$50,000 not \$40,000. Mr. Roth asked the Commission if they wanted to look at the reserve at 40, 45 or \$50,000. Mr. Roth said he will prepare options and it was the consensus to go with \$50,000

William Roth said on the next sheet, he put together an option which takes into account what he thought was defensible with the Finance Committee. Open Space Reserve 50,000, Community Housing recommending \$50,000 come out of estimated receipts and \$50,000 out of Community Housing balance, making the minimum 10%. (Discussion ensued.)

Ann Richard said she was glad to see a different organization putting in an application. The current house was not historically restored at all. Ms. Richard agrees with the cultural preservation of the barn and wasn't against partial funding for structural.

William Roth asked if the Committee wanted to fund the Cultural Center to help with Manjiro Society and said it doesn't have to be historically preserved. It is a very unique cultural aspect that involves the Town that is specific to this country with the opening of Japan to the west.

Cynthia McNaughten felt there was cultural value of the Manjiro House and Mr. Simmons believes it's a cultural piece and wasn't against a partial or full funding. (Discussion ensued.)

Ann Richard wanted to consider the Town Hall sidewalks and thought there was leeway.

Jeffrey Lucas summarized the Committees previous discussion and said running down the list, the first two projects, Rogers Temple and Town Hall Lighting are out; questions on Manjiro; bikeway path signage reduced to \$2,500-3,000; pickle ball courts did not appear to have support; Oxford Terrace heating - fully funded; track resurfacing Cushman - \$65,000; Town Hall sidewalks \$90,000 and maybe Library Center street side and Fort Phoenix - \$105,000.

William Roth said he would work on some options. (Discussion ensued.)

Jeffrey Lucas mentioned the next meeting was January 15, 2015, at 6:30 p.m.

Ann Richard said membership of the Committee, we have some people who have not been coming and Mr. Lucas said they should try contacting people.

Ann Richard made a motion to adjourn the meeting and was seconded by Terence Meredith. The motion passed unanimously. The meeting was adjourned 8:30 at p.m.

Submitted by:

Tracy White,  
Recording Secretary