

COMMUNITY PRESERVATION COMMITTEE

Meeting of Thursday, January 15, 2015 Town Hall

The Chairman, Jeffrey Lucas, opened the meeting at 6:32 p.m.

I. ADMINISTRATIVE BUSINESS

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

Absent: Frank Rezendes and William Markey

William Roth was also in attendance.

Acceptance of Minutes:

Cynthia McNaughten noted Item No. 10, Page 7, it is Dave Despres and agrees with Ann Richard, Page 8 first and third paragraph should say "cultural" instead of "historical".

Jay Simmons made a motion to approve the minutes, as amended, of December 18, 2014, and was seconded by James Souza. The motion passed unanimously.

CPC Bills:

None.

II. PUBLIC HEARING:

Review and Discuss FY16 Applications:

Jeffrey Lucas said in Open Space category there were no applications, so that would require a reserve. Community Housing had two, the emergency lighting was not applicable and \$100,000 for the heating system and Mr. Roth said they could fund it with fifty thousand out of anticipated revenue and the other fifty thousand could come for Community Housing existing fund balance. Mr. Roth stated the first page is what was submitted by everyone, but not the final figures and there are options 1, 2 and 3 for funding projects.

Jeffrey Lucas said the Bikeway was reduced to \$3,000; the track asked for \$90,000 but reduced to \$65,000; Tennis Association and Pickle Ball courts was not recommend to fund based on the last meeting, though they have not voted; Town Hall sidewalks, Walnut St., \$90,000 is agreeable; the Manjiro House Mr. Lucas said he had a problem with it being cultural, but this should be discussed and the figure was \$40,000; Al Benac Temple was not fundable nor was the Town Hall street lighting.

Mr. Roth said Option No. 1 looks at funding about all the requests other than ones that are not fundable and Mr. Roth's recommendation was to not fund Pickle Ball and felt it would be an issue with the Finance Committee and the options did not include it. Mr. Roth explained Option No. 1 does not do the Center Street sidewalk on the library side and Jeff Osuch would prefer to look at having that done because of the handicap access. Jay Simmons felt it was a long-term project that should be in phases.

Mr. Roth explained he tried to figure out how to fund both the sidewalks. Option 1 does not include it, Option 2 and 3 do. The third reduces it by \$10,000, if bidding together, the price might be better and Mr. Osuch felt it viable even if reduced. Mr. Roth said if the Board felt doing both sidewalks was a priority, then they should look at Option 2 or 3. Mr. Roth felt it was down to the Manjiro house and the sidewalks.

Jay Simmons asked for clarification on the balances on each of the options and asked if each of them were fundable based on anticipated revenue and Mr. Roth indicated they were.

William Roth said estimated revenue is \$360,000 and every option spends the entire \$360,000. On existing balances, they wouldn't use Open Space as there is no request. Mr. Roth proposed funding the Housing Authority request by funding \$50,000, which is the minimum 10% and the balance from Community Housing existing revenue. There is \$70,000 in the Community Housing existing revenue balance.

Mr. Roth said if they go with Option 1, leaving Open Space alone, there would be \$20,000 left in Housing, nothing left in Historic Preservation fund balance and \$63,000 left in undesignated balance and that would be for projects in FY17.

Jay Simmons asked if the only difference on any of the options is the undesignated balance and Mr. Roth said yes. Mr. Simmons said the only bottom line that will change after Town meeting is a plus \$50,000 in Open Space and the other three balances will remain the same depending on which option and Mr. Roth said that was correct and said the important items were the last four lines on the three pages. (Discussion ensued.)

Jeffrey Lucas asked if the two flex points were the second sidewalk and Manjiro House and everyone agreed.

Ann Richard said last year they approved another sidewalk and asked if they chose Option 3, if that would complete all four sidewalks and Mr. Roth said it would be all of Town Hall and the Center Street side of the Library and would be the same with Option 2. (Discussion ensued.)

Jeffrey Lucas noted that Option 2 gives the Town Hall Sidewalks the entire request and Option 3 deducts \$10,000 and gives some funding to the Manjiro House. (Discussion ensued.)

William Roth said Option 1 funds everything that was requested other than what was discussed. Option 2 funds the sidewalks at the expense of the Manjiro House and Option 3 gives a little to Manjiro House and does not leave much in reserve. Mr. Roth said he felt comfortable with the numbers, leaving the \$8,000 in the undesignated balance. Mr. Roth said they needed to discuss the pros and cons and felt it was a cultural issue and did they wish to help support a cultural center which is clearly significant and cultural to this community and felt it could be funded. Mr. Roth also felt they needed to put projects forward in a positive light. (Discussion ensued.)

Jeffrey Lucas reviewed Option 1 and the Board all agreed with the number as indicated. Fairhaven Housing, Bike Path for \$3,000, Cushman track for \$65,000, Town Hall sidewalks for \$90,000, Manjiro for \$40,000; Fort Phoenix for \$105,000

Janine Peccini asked if the Manjiro House project would not go forward if they didn't fund the project and Mr. Roth said they have fundraising. Mr. Lucas said their total budget was \$240,000 and they are asking for \$40,000.

Cynthia McNaughten said it is a conversion of an existing carriage house to a cultural center and it is not a restoration and would be in favor of maybe \$20,000. (Discussion ensued.)

William Roth said it is under the Historic Preservation category allows cultural resources. The Town owns the house. The Society wants to take the barn in back and turn it into a cultural center to enhance the mission of the society and expand the cultural aspects of Whitfield Manjiro Friendship Society. The money goes towards assisting the Whitfield Manjiro Friendship Society in fixing up and converting the barn into a cultural center and does the CPC want to help fund the project.

Jay Simmons said the cultural connection is clearly established and it is Town owned property that promotes that connection and was in favor of \$20,000. Cynthia McNaughten thinks they should put the words they used in there. Mr. Roth said they would list it as Whitfield-Manjiro Friendship Society Carriage House Cultural Center.

Janine Peccini felt it was also an economic development opportunity since there are numerous visitors to Fairhaven specifically because of the Whitfield-Manjiro Friendship Society.

Jeffrey Lucas asked how many were in favor of \$40,000 contribution.

Terrence Meredith felt he had an issue with Option No. 2, which takes it out completely and the problem with No. 1 is leaving \$63,708 in the undesignated reserve when there are worthy projects that could be funded. Mr. Meredith is torn and not opposed to Option 3 because it funds the most projects with the money that is available.

William Roth noted there were going to be some other big ticket projects in the coming years, such as the High School and the other phases of the Library and Unitarian Church sidewalks. (Discussion ensued.)

Ann Richard said she likes Option 3

Cynthia McNaughten said she likes Option 3.

Jay Simmons says he agreed with Option 3 or a modification of Option 3 that eliminates one of the sidewalks on the library side and doesn't see full funding for Manjiro but agrees they should do some funding.

Jeffrey Lucas said he is in favor of Option 3.

Ann Richard made a motion to vote on Option 3 on Page 4 as submitted by Mr. Roth and seconded by Jay Simmons. The motion passed unanimously.

Cynthia McNaughten said on Option 3, one word should be changed and Mr. Roth said he would change it to say Whitfield-Manjiro Friendship Society Carriage House Cultural Center.

Mr. Roth said he did not see a need for another meeting before Town Meeting unless something unforeseen came up and the next meeting would be in August when they would be working on the CPC Plan. (Discussion ensued.)

III. NEXT MEETING

August 2015 at 6:30 p.m.

Ann Richard made a motion to adjourn the meeting and was seconded by Janine Peccini. The motion passed unanimously. The meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Tracy White,
Recording Secretary