



COMMUNITY PRESERVATION COMMITTEE

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Town of Fairhaven, MA
COMMUNITY PRESERVATION COMMITTEE
September 14, 2022 Minutes

FAIRHAVEN TOWN CLERK
ROUD 2022 NOV 10 AM 10:55

1. Administrative Business

Chairman's Welcome Media Notification: Jeff Lucas, Chair, opened the meeting at 6:30 PM and welcomed all. He then proceeded to read the revised Open Meeting Law Statement per the State of Emergency issued by Governor Baker with instructions that public hearings may be conducted remotely via Zoom.

Quorum/Attendance:

Present: Jeff Lucas, Ann Richard, Karen Isherwood, Gary Lavalette, Roger Marcoux, Beth Luey, Terrance Meredith, Gary Souza. Paul Foley, Planning Director, was also present.

Absent: BPW Member Marcus Ferro was absent.

During the roll call, Mr. Lucas introduced Gary Souza, the new representative from the Housing Authority who is replacing Carol Alfonso.

Minutes:

Mr. Meredith made a motion to approve the August 17, 2022 minutes and was seconded by Ms. Luey. The motion passed unanimously via roll call vote, with Mr. Souza abstaining as he was not a member of the committee at the time of that meeting.

Correspondence: There was no correspondence or bills for this meeting.

2. Public Hearings

FY24 Additions to the Draft CPC Plan:

The FY23 CPC Plan, which had featured several additions since the FY22 Plan, remained the base document for the FY24 plan which by comparison received only a few edits and additions. These mainly covered the total funds raised since 2005 - \$5,322,556 from the local surcharge and \$2,303,843 through the State Match for a total of \$7,352,679 – as well as the exact state match percentages over the previous fiscal years – 23.9% in FY19, 23.9% in FY20, 28.63% in FY 21, and 43.84% in FY22.

Mr. Lucas noted that with the fluctuations in the state funding, the committee should overestimate the percentage of funds placed into the reserved accounts to ensure that the minimum 10% reserve is always met. Following up, Mr. Foley that he would verify those figures as well as others with Town Accountant Anne Carreiro during his annual review meeting with her. He will also be working with the Housing Authority and the Board of Assessors to obtain the most recent numbers regarding the town's percentage of affordable housing. Mr. Souza also mentioned that the item could be discussed at the following Housing Authority meeting.

The other major addition to the plan is the work towards creating a 40R Overlay District in the already developed commercial parts of the Town that would allow for higher-density mixed-used developments, with at least 20% of them required to be affordable.

Mr. Lucas made an aside to explain the Community Preservation Coalition, a state-level lobbying group that works with both state and local governments on community preservation projects, to Mr. Souza. For further information, their website is: <https://www.communitypreservation.org/>

Afterward, Mr. Foley brought up the Oxford School Residences, which completed their project this year. He is still attempting to arrange a site visit for the committee members as agreed upon in the last meeting.

While crafting the motion to accept the plan, Ms. Richard requested that the plan be slightly amended to include Gary Souza as the new representative of the Housing Authority and to include information about the finished Oxford School Residences project.

Mr. Meredith made the motion to accept the Community Preservation Plan for FY24, as amended to include the name of Gary Souza and information regarding the Oxford School Residences, seconded by Mr. Marcoux. The motion passed unanimously via roll call vote.

Open Projects Review:

Projects are ordered from oldest to newest and include a note of the year and the amount appropriated.

#1 Bikeway Committee – Bike Path Safety Signage. (2015 - \$3,000)

This project was originally opened in 2015, but changes to the Bikeway Committee have pushed back its completion. However, within the last week, Mr. Foley and the Bikeway Committee did a ride of the bike path to make notes of which signs would need to be replaced or added. The BPW also has a three-phase plan to resurface the bike path, though there is currently a discussion about how to organize those phases. There were discussions as to exactly the type of signs that would be installed, Mr. Foley noted that they would mainly be courtesy and directional signs. He also mentioned that the Bikeway Committee may request more funds in the future for additional signs and upgrades.

Given the amount of time that passed from the original funding date, Mr. Lucas expressed his concern about having left the account open for so long. In his view, if the Bikeway Committee is already making plans to seek further funding, he would rather close out this outstanding account and then have them reapply with a brand new, more extensive plan.

Ms. Richard agreed with offering the Bikeway Committee a deadline, rather than simply closing out the account and asking for a new application. She suggested setting a precedent going forward of putting deadlines on projects.

As part of the discussion, Mr. Lavalette brought up his concerns that adding more signs will create more spaces for graffiti and that he would be speaking to both the BPW and the Bikeway Committee concerning the current vandalism along the path.

Mr. Meredith voiced his support for closing out the account and submitting a new, larger project. But Mr. Lucas and Ms. Luey both pointed out the time constraints that would not allow the Bikeway Committee to resubmit for the coming round of applications, which are due by September 30, 2022.

For the benefit of Mr. Souza, Mr. Foley explained the history of the Bikeway Committee and how several chairs have left between 2015 and 2022 and was on hiatus for a time. The Bikeway Committee as it stands now is made up of all newer members.

Ms. Richard made a motion to give the Bikeway Committee a deadline of June 30th, 2023 to complete the project or the funds will not be available, seconded by Ms. Luey. Motion passed unanimously via roll call vote.

#2 and #3 Stratford Capital Group – Oxford School Residences (2017 - \$50,000 and 2018 - \$150,000)

There were two separate outstanding open projects related to the Oxford School Residences, both of which have been closed out with the completion of the Residences. Circling back to the committee's request for a site visit, Mr. Lucas suggested obtaining two dates to allow for more members of the committee to attend.

#4 BOS - Millicent Library Sidewalk William St. and Walnut St. (2019 - \$92,000)

This project represents the first half of funding for the library sidewalk repair, with the other half being Project #16 on this list for an additional \$93,000. Mr. Foley will be checking in with Mr. Vinnie Furtado on the exact plans and timeline for the project. He also spoke to Mr. Jeff Osuch about the previous Town Hall sidewalk repairs, noting how the width had to be reduced by 18" due to broken and ill-fitting bricks.

Mr. Lavalette went into detail as to the previous repairs and the cited reasons for the width reduction. Given the previous negative reaction to reducing the width, he suggested that if there was a need to add additional bricks, to add the new bricks closer to the post office on William Street, while reserving the older bricks for Walnut Street in order to make the differences between them less noticeable as compared to piecemeal patching.

Mr. Foley will try to keep in touch during the project. Mr. Meredith, Ms. Luey, and Mr. Lucas all voiced their faith in Mr. Furtado to do a successful job.

#5 Millicent Library Interior Restoration (2019 - \$118,730)

Mr. Foley explained that this project is currently on hold until the Millicent Library Chimney project (#14 on this list) is completed. The roof has a leak close to the chimney which needs to be repaired before the interior restoration can continue.

Mr. Lavalette explained the current difficulties with the project as it will require special staging to be able to access the roof, which he learned about from discussions with various parties who are connected to the project. Mr. Lucas noted how all of the historic projects will have similar delicate issues that require several specialists working on them, but he has full faith in the Library's Archivist, Ms. Debbie Charpentier, to ensure that both of the library projects will be completed with care.

#6 Riverside Cemetery Trustee (2019 - \$12,000)

This project is to restore several damaged monuments in the cemetery. Mr. Lucas expressed his concern if the current bid is still enough to cover the project or if it would need to be re-bid given the changes in the economy. Mr. Foley assured that he would reach out to the cemetery for an update, but for the time being, the project is considered to be on hold.

#7 BOS, Town Hall Terra Cotta Restoration (2019 - \$16,000)

This project was originally conceptualized by Mr. Mark Reese to restore some terra cotta finials currently stored in the Town Hall basement. Mr. Foley has spoken to Mr. Osuch, former Town Hall custodian Mr. Frank Fostin, and current custodian Mr. Kevin Fournier about this project as well as applying for additional projects covering the steps and windows. He also pitched the idea of reaching out to take some videos covering the long-term repairs to the building.

Mr. Lucas brought up his concern that the Town Hall needs a complete evaluation in order to better prioritize repairs. Mr. Marcoux cited the need for advisors on what work was needed for Town Hall and Mr. Foley agreed that a proper committee appointed by the Select Board could help in that regard. Mr. Lucas followed up that the

library and high school would benefit from similar advocates. During the conversation, Mr. Lavalette suggested following the lead of Grace Church which purchased their own staging for their renovations as owning staging would be useful for completing a number of projects in Fairhaven.

Ms. Richard voiced her concerns that given that these projects had already been voted on and approved at previous Town Meetings that they are now outside the purview of this committee to rehash. A discussion ensued over whether or not the committee had the power to close out a project that runs too long and if going forward, terms could be added into contracts to require applicants to follow a projected timeline or risk losing their funding.

#8 FHA Green Meadows Door Replacement (2020 - \$75,000)

Mr. Souza explained that at the next meeting at the Housing Authority, the bid would be awarded to NENA Construction and the \$75,000 is a supplement to cover the approximate \$500,000 cost of the whole project. The project does need to be approved by the Department of Housing and Community Development in Boston which can take some time.

#9 BBC Boys Creek Project (2020 - \$15,000)

Mr. Foley explained that this money is part of a larger \$300,000 project by the Buzzards Bay Coalition to buy land parcels along the old Con-Edison Utilities Lines. Two-thirds of the \$15,000 allotted has been used to help cover closing costs. While originally marked as closed, the applicant, Mr. Allen Decker, requested that it remain open.

#10 BPW - Skate Board Park Resurface (2021 - \$200,000)

There has been discussion over whether the project would just be resurfacing or further work on the park elements. Ms. Richard said that while there is one contractor who may be interested to bid in February, Mr. Furtado suggested waiting until the spring to receive bids and thus the project is still in progress.

#11 FHA - Green Meadow Roof (2021 - \$65,000)

Mr. Souza did not have any updates on this project but would ask about it at the next Housing Authority meeting.

#12 FHC - Academy Building Front Door (2021 - \$80,000)

Mr. Lavalette confirmed that the project related to the Academy Building ramp project is complete and the Historic Commission had yet to hear back on the front door.

#13 FHC - Old Stone School Exterior (2021 - \$15,000)

Mr. Lavalette confirmed that the first phase of the project, consisting of power washing the building and repairing the gutter, was completed. The Historic Commission is now waiting to have the building painted.

#14 Millicent Library Chimney (2021 - \$136,360)

This project was not covered in detail as it had been discussed earlier in tandem with Project #5.

#15 Unitarian Church (2021 - \$193,493)

Mr. Foley will ask for an update on this project.

Projects #16 - #19 were not covered as they were just approved at the last Town Meeting in June 2022. They are for reference:

#16 BPW - Library Sidewalks (2022 - \$93,000)

#17 FHC - Spring Street Firehouse Renovations (2022 - \$18,000)

#18 Fairhaven Pickleball Association – Pickleball Courts at Livesey Park (2022 - \$180,000)

#19 Whitfield Manjiro Friendship Society – Cultural Center (2022 - \$60,000)

Looking over the discussion, Mr. Lucas re-asserted his concerns that having projects go too long may result in the original bids being inaccurate and he would like to see significant movement on these outstanding projects. In the Zoom chat, Ms. Richard did leave a note that CPC applications do currently include an estimated completion date.

3. General Business

CPC Representatives Reports

Mr. Souza explained that current Housing Authority Executive, Kris Sheedy, will be retiring at the end of the year. She plans to put in an application to the CPC to fund work at Dana Court. The Housing Authority is currently looking for a new executive director, and has identified three candidates they will interview in the near future.

Mr. Lavalette would like to organize some site visits to various projects around town such as the High School window restoration. He then went on to bring up the discovery of historic photos that show lamps in front of Town Hall which could allow for new ones to be placed to increase safety around the building.

Mr. Marcoux noted that with a lack of evidence previously, the CPC had to turn down the idea. Ms. Luey pointed out that the Historic Commission should follow the procedure to submit an application. Mr. Lavalette agreed that he would go back to the commission to see about putting in an application.

When prompted for any updates, Ms. Isherwood did not have any from the Conservation Commission.

Mr. Lucas encouraged the various board representatives to take information from CPP meetings back to their various boards and to promote that projects with credit given to the CPC for help with funding. Mr. Foley agreed that more tours and site visits would also help.

Mr. Lucas also requested to reach out to BPW to find a replacement for Mr. Marcus Ferro.

A note was made in the Meeting's Zoom chat by Ms. Richard to also have Mr. Lucas be included in this agenda item as the representative of the Planning Board.

4. Tentative Future Meeting Schedule

The committee noted that the next meeting is scheduled for October 5, 2022. At Mr. Foley's request, he would like to move up the meeting time to 7:00 PM as he will be busy with the 40R Working Group until 6:30 PM that day.

Mr. Meredith made a motion to change the time of the October 5, 2022 meeting to 7:00 PM and was seconded by Mr. Souza.

The motion to adjourn was made by Ms. Luey and was seconded by Mr. Meredith. Meeting adjourned at 8:00 PM.

Respectfully submitted,
Stephanie A. Fidalgo
Recording Secretary,
Community Preservation Committee