

**Community Preservation Committee  
Meeting Minutes  
March 22, 2023**

**PRESENT:** Barry Johnson, Daniel Doucette, Fred Bartholomew, Andrew Cooney, Peter Holmes, Penny Myers, Neil Langille, Richard Anderson, George Sala

**ALSO PRESENT:** David Kaplan, Bob Dwyer, Kathy B, Bob S., Jordan Geist, Carl Georgeson, Mary Gilnetti, Mavis Robinson, Amanda M., Sue Ross, Heather DiPaolo, Rose Avaterro, Cathy Sampson, Paul Forsberg, Michael Rausch, and other members of the public.

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Recording Clerk, Ann Gutterson

This meeting was conducted via Zoom Meeting.

B. Johnson called the meeting to order at 6:30pm and read the hearing notice from the paper.

Review, discuss and possibly vote their recommendations on the following CPA Applications and Articles for FY24 funding at the November 6, 2023 Special Town Meeting:

**Community Housing:**

Housing Services & Support - \$91,500

Sue Ross: These funds have been Bourne's only affordable housing funds we've added a lot to the administrative assistant and accounting. We added monitoring, lottery, repair program and more.

B. Johnson: All projects are funded through resources.

D. Doucette: If CPC gets cut in future, may want to look to have the Town take over some of the positions. Thanks for all your hard work.

R. Anderson made a MOTION to recommend to town meeting. The MOTION was seconded by P. Holmes. Roll call vote as follows:

N. Langille: yes	F. Bartholomew: yes	P. Holmes: yes
A. Cooney: yes	P. Myers: yes	D. Doucette: yes
B. Johnson: yes	R. Anderson: yes	G. Sala: yes

FORWARD Housing for Autistic - \$75,000

David Kaplan, Kathy B, Bob S. Gave a presentation. Very expensive to run a regional project. Pay no more than \$511 a month. Based on need, not regional or income. 8 – 1 bedroom apartments in Dennis. People are selected by dept. of Developmental Services through current clients.

A. Cooney: Completely subsidized?

David: Still required to pay rent up to 30% of their income. Vouchers pay us above that.

A. Cooney: What if rent increases?

David: Formula based on fair market. Vouchers will cover it. Still capped at up to 30% income and median income.

B. Johnson: Letter of support from Amy Sharpe.

D. Doucette: I was reluctant at the beginning, but now fully support this project.

Sue Ross: The Housing Plan is updated every 5 years. The person from the state is guiding us to work with other towns on projects like this. We unanimously voted to approve.

A. Cooney made a MOTION to support. The MOTION was seconded by P. Holmes. Roll call vote as follows:

N. Langille: yes	F. Bartholomew: yes	P. Holmes: yes
A. Cooney: yes	P. Myers: yes	D. Doucette: yes
B. Johnson: yes	R. Anderson: yes	G. Sala: yes

### **Open Space/Passive Recreation:**

#### **Sagamore Ramp Repair - \$150,000**

Tim Lydon, Chris Southwood.

Tim: Have done feasibility to try and include ADA. Not going to have that with this project. Very limited parking, currently impassable. Coast is eroding, this will shore up access to these beaches. Quote of \$135,000. Might go up with construction costs. Should be a straight forward project.

D. Doucette: Maybe \$175,000 so no issues?

G. Sala made a MOTION to support with \$150,000. The MOTION was seconded by P. Holmes. Roll call vote as follows:

N. Langille: yes	F. Bartholomew: yes	P. Holmes: yes
A. Cooney: yes	P. Myers: yes	D. Doucette: yes
B. Johnson: yes	R. Anderson: yes	G. Sala: yes

#### **Water Bottle Stations - \$30,000**

Heather DiPaolo: We were approached in the fall by Steve Mele. There are three in Buzzards Bay Park already. Closed down for the winter.

G. Sala: I am now a commissioner and abstained from that vote.

Heather: NWSD voted to support this. Will be in Clark Field and possibly two at the schools.

A. Cooney: Good idea to reach out to the Committee on Disabilities to make sure ADA compliant.

Cathy Sampson: Great idea. Very supportive.

Jordan G: We had discussed in past about this with ADA. They were in full support.

R. Anderson made a MOTION to support. The MOTION was seconded by P. Holmes. Roll call vote as follows:

N. Langille: yes	F. Bartholomew: yes	P. Holmes: yes
A. Cooney: yes	P. Myers: yes	D. Doucette: yes
B. Johnson: yes	R. Anderson: yes	G. Sala: yes

#### **Swamp Walkway Restoration - \$20,368**

Jordan Geist, applicant.

A. Cooney: Parking area as part of the feasibility?

Jordan: No. I could ask them to look into that. But it's a state road. They are looking into redesigning the entrance to the schools. Parking there adds another element to the redesign.

A. Cooney: What about access from Great Rock Road? Is there any potential land for handicap access?

Jordan: At this point we are under the gun for time. Maybe in the future. I think baby steps are appropriate. Sensitive wetland area where a structure is already in place.

D. Doucette: The road across is challenging.

Rose Avaterro: Where would I park to get to this?

Jordan: On the school campus or if live in the neighborhood, walk to it. It's a gem of a spot.

A. Cooney made a MOTION to support. The MOTION was seconded by G. Sala. Roll call vote as follows:

N. Langille: yes

F. Bartholomew: yes

P. Holmes: yes

A. Cooney: yes

P. Myers: yes

D. Doucette: yes

B. Johnson: yes

R. Anderson: yes

G. Sala: yes

### **Historic Restoration and Preservation:**

#### Pocasset Community Building windows - \$15,000

Paul Forsberg, applicant.

A. Cooney: Any hazardous testing done?

Paul: contractor is lead certified.

Bob Dwyer: We did lead tests on the old windows, there was none. No asbestos in the insulation.

A. Cooney: Glazing and caulking need to be sampled.

D. Doucette: Suggest add something for that?

A. Cooney: \$5,000. When was the last time the roof was replaced?

Bob: Met with Couto to get a quote. Roof is repair and falls under our own funds. \$10-15,000 for the job.

P. Holmes made a MOTION to support with \$20,000. The MOTION was seconded by G. Sala. Roll call vote as follows:

N. Langille: yes

F. Bartholomew: yes

P. Holmes: yes

A. Cooney: yes

P. Myers: yes

D. Doucette: yes

B. Johnson: yes

R. Anderson: yes

G. Sala: yes

#### Archives Building painting - \$20,000

Carl Georgeson, applicant. Got a quote from Stewart Painting. The front gable is stucco. This is for the rake boards. And a light power wash on the stucco. Handicap railing. The paint will match the color of the boards. Cupola doesn't match.

A. Cooney made a MOTION to support. The MOTION was seconded by P. Holmes. Roll call vote as follows:

N. Langille: yes

F. Bartholomew: yes

P. Holmes: yes

A. Cooney: yes

P. Myers: yes

D. Doucette: yes

B. Johnson: yes

R. Anderson: yes

G. Sala: yes

#### Information booth moving/placing - \$45,000

Mary Gilnetti, VFW: We've agreed to take the building. Quotes to move, repair, and add a concrete pad, volunteers to finish it up. Very excited to have this opportunity.

D. Doucette: If you get it, would you be beholden to Historic for requires on this? If in perpetuity, has to make greater than 75 years. There is no loss not on the list of historic places. Make sure not in perpetuity of maintenance/design for that building.

Carl: Not our intention. Just happy someone wants to use it. They can do whatever they want with the building once they have it.

R. Anderson: Historic money. If they wanted to put in something different than what's there now?

Carl: Exterior of the building. Picture window may be a problem, similar to existing is fine.

D. Doucette: Major reconstruction with bridges.

Carl: We can hold up to 1 year, after that, they can do what they want.

B. Johnson: Separate articles on the STM.

B. Johnson made a MOTION to support. The MOTION was seconded by G. Sala. Roll call vote as follows:

N. Langille: yes

F. Bartholomew: yes

P. Holmes: yes

A. Cooney: yes

P. Myers: yes

D. Doucette: no

B. Johnson: yes

R. Anderson: yes

G. Sala: yes

#### Keene House moving/placing - \$250,000

Mavis Robinson, Amanda M., Carl Georgeson, Historic Society.

Mavis: Saving from demolition. Demo delay ends May 10<sup>th</sup>. Engineering, permitting and moving to the Aptuxcet property. We will acquire money to continue with the restoration. Going to our annual meeting on Saturday for a vote.

D. Doucette: If approved tonight, need to reconvene on 3.27.23.

B. Johnson: If someone wants to make a motion, if positive vote on Saturday, then we don't need to meet again.

R. Anderson: Does this include the foundation?

Mavis: It should cover the foundation and site work. Still getting quotes and estimates. Our intention is to have it sited on a full foundation.

R. Anderson: Has anyone been in there?

Mavis: Not in a number of years. Roger Laporte said it's sound for moving. Part of the deal is going in with our engineer before final.

Michael Rausch: Owner want compensation?

Mavis: Willing to donate to a non-profit.

A. Cooney made a MOTION to support. The MOTION was seconded by P. Holmes. Roll call vote as follows:

N. Langille: yes

F. Bartholomew: yes

P. Holmes: yes

A. Cooney: yes

P. Myers: yes

D. Doucette: yes

B. Johnson: yes

R. Anderson: yes

G. Sala: yes

#### FY24 Community Preservation Committee Administration/Expenses.....\$75,000

R. Anderson made a Motion to support, seconded by P. Holmes. Roll call vote as follows:

N. Langille: yes

F. Bartholomew: yes

P. Holmes: yes

A. Cooney: yes

P. Myers: yes

D. Doucette: yes

B. Johnson: yes

R. Anderson: yes

G. Sala: yes

B. Johnson: Consider and seek out regional projects, future stormwater and wastewater in the future. Sandwich, Mashpee has already done similar.

D. Doucette: Regional projects are paramount.

R. Anderson made a Motion to approve, seconded by G. Sala. Roll call vote as follows:

N. Langille: yes

F. Bartholomew: yes

P. Holmes: yes

A. Cooney: yes

P. Myers: yes

D. Doucette: yes

B. Johnson: yes

R. Anderson: yes

G. Sala: yes

Community Preservation Committee

3/22/23 minutes

With no further business before the Committee, the meeting was adjourned at 8:25pm.

Respectfully submitted,  
Ann Gutterson