

**Community Preservation Committee
Public Hearing Meeting Minutes
August 23, 2023**

PRESENT: Barry Johnson, Dan Doucette, Andrew Cooney, Penny Myers, Richard Anderson, Neil Langille, Lauri Gilbert

ABSENT: Fred Bartholomew, Peter Holmes

ALSO PRESENT: Sue Ross, Jim Chapman, Michael Rausch, CPaul Forsberg, Elizabeth Hartsgrove, Stephanie Fitch, Vinny Michienzi, Jordan Geist, Michael O'Shaughnessy

Recording Clerk, Ann Gutterson

This meeting was conducted via Zoom Meeting.

B. Johnson called the meeting to order at 6:34pm.

B. Johnson said the purpose of this meeting is for the initial review and discussion of proposed projects for the November STM. The meeting was then turned over to Dan Doucette, Vice-chair to run the meeting.

Historic Restoration and Preservation:

1. Pocasset Community Building Roof Restoration- \$68,000

Paul Forsberg: Thank you for the last request. Everything looks beautiful and we needed the contingency money as the chimney needed to be demolished. This project we decided on a red cedar roof for historic accuracy. One bid came in at \$130,000 the other \$48,000 plus a \$20,000 contingency. He assured us that will cover anything we find. Ready to start right after the Special Town Meeting if it passes.

A. Cooney: Is the contingency specific to hazardous materials or structural?

Paul: Structural. If pull up the roof, tar paper and find rotted wood under we'll have money for new plywood.

A. Cooney: Sample all suspect materials per state requirements.

Paul: The roof was replaced just over 20 years ago, don't think anything to worry about.

D. Doucette to Andy: In your history, what do you think might be a cost contingency for this?

A. Cooney: Abatement and handling specific to regulations, \$20,000 or more.

D. Doucette to Paul: Get a quote/estimate for this and bring to the public hearing.

A. Cooney: Sampling is less than \$1,000.

Open Space/Passive Recreation:

1. Soccer Field Irrigation Pump Replacement - \$20,000

Jordan Geist: There are two wells, one is failed and we need a backup. We have been refurbishing the fields over the last few years. They are used heavily. Put together originally with CPA funds. Quotes of \$17,000 and \$12,000. Just don't know how deep the wells are.

L. Gilbert: Rich Lavoie and Curt Duane were heavily involved with the original. May want to reach out to them.

B. Johnson: Ann and I can go back to the original application. The debt service for this is almost over.

A. Cooney: I'm checking the State database for wells. Will let you know if I find anything.

B. Johnson: I'll contact Bourne Water District.

2. Outdoor Movie Screen Feasibility Study - \$75,000

D. Doucette: This is put in by myself and the Planning Board. It got bogged down three years ago. I've showed a feasibility study in draft form for you. I'm meeting with Liz Hartsgrove Friday and will bring back to this committee.

B. Johnson: Planning Board discuss with the Rec Committee.

3. Multi-phased rural/urban Pollinator Trail - \$367,300

Stevie Fitch, Conservation Agent: Plight of pollinators. Native plantings are being pushed, toting the benefits. I was approached by several groups. Working with Tim Lydon, Town Engineer, on rain gardens for stormwater upgrades. Envision a way to link the. Residents can see how we are supporting this. Phase 1: Plants, educational signage, benches, etc. Encourage public to enjoy. Locations that get good foot traffic on both sides of the bridge. The locations are existing projects. Phase 2 will enhance the areas with public art and educational opportunities. This covers and meets the Town's vision with open space.

A. Cooney: Looks like a great idea and a great addition to the Town if gets approved.

D. Anderson: Where on Eel Pond Rd?

Stevie: Tim Lydon would know. I can get a more specific location, maybe #24.

B. Johnson: Putting this application to the Open Space Committee for further review and discussion.

A. Cooney: Any consideration for the wetlands across from the school? Boardwalk.

Stevie: Wasn't sure where we are with that.

B. Johnson: Jordan got quotes, astronomical so it's not going any further at this point.

Stevie: When it does go forward, would like to work with them.

A. Cooney: Consider using students with your project?

Liz Hartsgrove, Asst. Town Administrator: Great suggestion. This initial phase is signage, online resources and funding. Bring in stakeholders, accessible opportunities, making sure sustainability is achieved. Contracted numbers for the time being.

Sue Ross: Exciting project! Hope it gets publicity and the town gets excited about it.

D. Doucette: Pocasset parking lot. Blackberry bushes were already funded, don't want to let that get forgotten.

Community Housing:

1. 194 Shore Rd - \$1.035,000

Mike O'Shaughnessy, Atty. For the applicant: We met with housing. We are proposing a friendly 40B. Local Initiative Plan (LIP). There will be 12 units, 1, 2 and 3 bedrooms. One each will be affordable. Big cost of construction. We don't expect to get what we asked for, but you don't know if you don't ask. Think will be a big asset to the community.

2. 9 Sandwich Rd - \$2,100,000

Mike: 3 buildings, 24 units, 1, 2 and 3 bedrooms with six affordable units. Lack of workforce housing. Fill a good need for the town. Workforce housing, has be economically viable but can't be real low.

A. Cooney: How affect the parking at 9 Sandwich Rd for the medical building overflow?

Mike: Underground parking. We can capture 70 spaces.

A. Cooney: What happens after 30 years?

Mike: Once approved, the Selectmen or Board of Appeals may condition it to be in perpetuity. Going through DHCD which will take about 2-3 months.

A. Cooney: Is there a precedent with approving funds for a private development to support his type of housing?

B. Johnson: Cape View Way is finally coming to fruition. Just received a grant agreement for the spending of CPA funds.

D. Doucette: The Planning Board also just approved the Housing plan and so did the Selectmen. Town is looking to get affordable and workforce housing. With Cape View Way, we gave grants. You might want to look at that and get us a number. We look at your number and understand.

B. Johnson: Cape View Way history: 2007, 2008 and 2016 for a total of \$373,360. They are down to 42 units. We just approved \$75,000 for FORWARD in Dennis.

D. Doucette: We know the numbers will be different than 2007 and 2016.

Sue: They came to us three times. We approved it in perpetuity. Loved the style. The Town desperately needs rentals. Talked to two people that do 40Bs and asked if it's normal for the Town to pay for them. They said no. CPA is specific not for the affordable homes. If we pay for it, do we get the rent? Lots of money being asked for. Worry about pro-forma if that much money is needed. The others the CPC supported were non-profits.

D. Doucette: Concentrated 40B. Looking at locations, access to needs those are key. Form a planning position. Making the most of what you can on a small piece of land.

B. Johnson: Suggest go back to Housing Partnership/Trust and work out the numbers before our public hearing.

Mike: A LIP application they like to see if there are any public funds. The latest interest rates and construction costs always going up.

Michael Rausch: Any status update on the house at 9 Sandwich Rd?

Mike: Not at this time.

Jim Chapman: What is the difference between these projects and the ADA projects you did in Middleboro?

Mike: That was an existing building and these are starting from scratch (construction, septic, parking, etc). Not a huge profit to build these.

Vinny: This will cost \$8-12 million per project. Interest rates are 8-9%. Design, balconies, underground parking. Could downsize and build a box, don't want to.

D. Doucette: Have seen so many projects fail from financing.

B. Johnson: The funds should be a workable figure.

D. Doucette: Think this is good and get in front of the town sooner. The Town needs these units.

Jim C: Concerned about the precedent this will set as not a non-profit.

Vinny: If we went for the grants/free money from the state, there is no control for the Town or developer. Small projects work better and don't overburden town services.

D. Anderson made a Motion to adjourn, seconded by A. Cooney. Roll call vote as follows:

N. Langille: yes

F. Bartholomew: absent

P. Holmes: absent

A. Cooney: yes

P. Myers: yes

D. Doucette: yes

B. Johnson: yes

L. Gilbert: yes

R. Anderson: yes

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

Respectfully submitted,
Ann Gutterson