

**Community Preservation Committee  
Meeting Minutes  
February 21, 2017**

**PRESENT:** Barry Johnson, Daniel Doucette, Andrew Cooney, Richard Anderson, Penny Myers, Fred Bartholomew

**EXCUSED:** George Sala, Neil Langille, Peter Holmes

**ALSO PRESENT:** Michael Rausch, Paul Gately, Sallie Riggs, Tom Guerino, Peter Meier, Michael Blanton, George Slade, Steve Mealy, Brian Lemee, Janet Lemee, Gene Bolinger, Branden Gurkel, John Redman

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Recording Clerk, Ann Gutterson

B. Johnson called the meeting to order at 6:00pm.

**FY2018 Buzzards Bay Park application:**

Gene: The work at the park was halted for the winter and will start up again. This is a signature park unlike any other in your community. It's a key location and is primarily a passive park. Active is soccer, baseball, etc. This will have pathways, shelters, benches and a play area in Phase 2.

Identify the essence of this park. The hope is to continue the momentum. CPA funds are at \$700,000+. We have used creative methods to save money; using Town services, UCT. Have been a significant savings easily in the 6 figures. The total buildout is \$2 million. Averages \$11 per foot, not unusual to cost \$25 per foot.

Brandon: Phase 1 is under construction and includes reworking the grades, ADA access and underground utilities. Phase 2 will be planting, irrigation, electrical to the play area, water installed and capped for the phase 2 area and infrastructure for the whole park. The play areas will be for ages 3-5 and 5-12, benches. Lighting, pathways, the pavilion and shade structures.

Gene: It's designed to support the Town as a whole. Will help with economic development. The play areas are educational and allow to explore.

B. Johnson: I appreciate the line by line breakout in the application.

R. Anderson: Is there a difference of playgrounds, equipment, ground?

Brandon: Most are based on age groups. Traditionally separated, safety is covered equally.

Sallie: The budget includes the design.

D. Doucette: The southern part of Phase 1 shows taller trees. Any thought on lower trees for vista?

Gene: Using deciduous trees, shade trees which are high and wide to funnel people's views. We absolutely want them to see the canal.

D. Doucette: The pavilion, will it be picnicking primarily or performances in which case it would need to be elevated.

Brandon: Currently it's a combination. Level under the pavilion and the lawn is sloped up for movie viewing.

A. Cooney: Are there alternate uses for the splash pad due to the limited use (summer)?  
Gene: Memorial day – Labor day. When it's not operating it needs to support other potential uses. Great point! We should look at that when we get to the design phase.

A. Cooney: What's the surface?

Gene: Paved concrete, with a color and pattern. Not rubber due to bacteria.

P. Myers: What is the square footage of the splash pad area?

B. Johnson: 2,465sf.

D. Doucette: Look at a second option. Marinas and beaches have the same time limit of use. Nice to extend the season.

B. Johnson: Are all amenities included in the budget? – yes.

F. Bartholomew: Implementation schedule – Phase 1 still in effect?

Sallie: Yes, the current contract will be finished in the spring.

Gene: Will be complete by May.

A. Cooney: Any thought about dogs – control, embrace?

Gene: It's a hot topic and we haven't really discussed it.

Sallie: The plan is to fence in the play areas for the safety of the children but have a control. The Main St. Steering Committee (MSSC) is asking what are these policies? We're looking at other communities to come up with something.

B. Johnson: We did approve a dog park, the hard part is finding 2 acres, more monumental than envisioned.

R. Anderson: The new entrance – do you see any problems with the turn putting a crosswalk there?

P. Myers: No.

Sallie: It has been discussed with the Town.

Tom: This is not a good area for a dog park. We looked at it a few years ago and need 2 acres for the park, parking, etc. We are continuing to look. All splash pads I've looked at are concrete. If no "showers" utilizing it for other things is greater. There will be dogs in the park for the concerts. They have to be leashed or under owner's control as the bylaw provides.

Putting up bags will not be expensive. Hope the Committee looks at the totality of the project. The MSSC worked on it for a couple of years. The public was solicited and the engineers and committee provided a conclusive result of what's been asked for by the public. My opinion is we need to complete it. It shows we've invested in our community and anyone can use this.

Will it be able to be used this summer? Concerts, shows, etc.

Gene: the grass will be there.

Sallie: Grass will be on the great lawn. Looking at what impact working on Phase 2 will have on the park.

Gene: There is a growing period for the lawn. If Phase 2 moves forward quickly, we could be under construction by the end of summer. Don't want to complicate and increase the price.

Pam Mattheson, MSSC member, This is so important to downtown. Needs to come alive. There is potential of a hotel, we have a beautiful college on the canal. This is the beginning of the picking up of Buzzards Bay.

R. Anderson: The parking belongs to the Army Corps.

Steve Mealy: We have discussed many of these things, marking where tents can go, where to bring trucks onto the lawn, charges for using the park, but parking is not a problem. The

Town and residents are willing to invest in themselves. It's phenomenal to invest into open space like this. Looked into a skating rink but the negatives didn't lend themselves to doing it. Want to get it done as quickly as possible. When we have a parking problem, we'll deal with it then.

B. Johnson: is everything ADA compliant.

Gene: Yes.

### **Grants:**

Sallie: I emailed the director of the grant we are eligible for and they won't know until April if it's going to be funded. The application will be due in July and has a 120 day review period at the state. Puts us to November/December. If we get it, the money won't be available until 2018.

Gene: It's a very competitive program. Many that apply don't get awarded. Distressed economic communities tend to get the funding.

B. Johnson: Ask for X dollars in the meantime and maybe get money back?

Sallie: Grants don't work that way. There are 22 foundations in MA for parks up to \$200,000 and they don't accept unsolicited proposals. Have to be on the Board to even apply to most of them.

F. Bartholomew: Are federal grants impossible?

Sallie: The one we can apply for is administered by the State.

Tom: Not knowing the federal budget for the next fiscal year, I don't see expansions.

Sallie: One requirement to apply is to have a certified open space plan with the state. Need that for them to even look at the application.

### **Funding:**

\$1,310,063 - FY18 estimated revenue for CPA funds

\$250,000 – reduced state match

\$1,560,063 – TOTAL

\$156,006 – historic. Requests \$319,027

\$181,762 – housing. Requests \$219,350

\$1,524,626 – Recreation. Requests \$1,470,000

\$1,179,439 is the estimated balance from the undesignated fund

\$50,000 committee expenses

\$978,830 left

I asked Linda to put together a bonding schedule. A rate of 4.50% over 15 years will be \$1.7 million. If cut in half \$650,000 will be \$884,000.

B. Johnson: Use of town forces, keep it coming? Yes.

Outside sources – UCT, Sherriff's Dept. The Town should put up some money too.

Outstanding bonds: fields behind the middle school. As of 2025 we will be debt free except the track at the high school. If the CPA program ends, the surcharge remains.

Will need 5 positive votes to go forward to town meeting.

D. Doucette: DPW has been a great support. Have the public contribute by getting donations and naming rights; they can buy a bench, etc.

P. Myers: If naming rights, is that ok to have a pavilion, etc.?

Steve: The Selectmen can allow it.  
Sallie: We are having a memorial grove.

Tom: Could go to permanent bond sooner to go along with the school and police dept.  
B. Johnson: If town meeting approves, who's in charge? Who'd going to oversee the day to day?  
Tom: There will be a clerk of the works hired.  
Gene: Phase 1 has been a collaborative effort. The contractor hired, weekly meetings, town has been going to the, Sallie goes, site inspections. Phase 2 will be the same fashion.  
Sallie: If we have to make adjustments to the budget and cut something else to make it work, we will.

B. Johnson: Special Town Meeting: out of this total coming forth, put more into the special?  
Sallie: The line shows a 5/2 start if STM approves, then the rest in July.  
R. Anderson: the clerk of the works will be construction admin? Yes.  
Brian Luney: Lots of money going into this. Is it possible to split into pieces and defer over 2-3 years?  
B. Johnson: The cost effectiveness is to do it right away.  
Sallie: Should be finished ASAP to show the Town is making an investment. Duplicate costs if done like that.  
Gene: Construction costs rising so fast.  
Tom: You'll have spent \$800,000 to have what you had.

**Next meetings:**

March 6, 2017, March 13, March 20 (public hearing)

D. Doucette made a MOTION to adjourn seconded by R. Anderson with all in favor.

With no further business before the Committee, the meeting was adjourned at 7:30pm.

Respectfully submitted,  
Ann Gutterson