

**Community Preservation Committee
Meeting Minutes
March 1, 2018**

PRESENT: Barry Johnson, Daniel Doucette, Richard Anderson, Penny Myers, Andrew Cooney, George Sala, Neil Langille

EXCUSED: Fred Bartholomew, Peter Holmes

ALSO PRESENT: Tom Guerino, Zac Basinski, Peter Meier, Lori Cooney, Dave Pelonzi

Recording Clerk, Ann Gutterson

B. Johnson called the meeting to order at 6:30pm.

FY2019 Historic Application:

Replacement of Town Hall stairs - \$500,000

Tom: This was originally \$400,000. Going to ask to withdraw this application and move it to the fall. Would like the Committee to consider \$20,000 to help complete the renderings and thorough designs. Some things we want to be sure of. The side stairs are great on a warm sunny day, but not at night. Steps are too narrow and it doesn't meet code, parking is difficult in that area. The front lot is jammed a lot. There is damage to one of the new bollards in front from people backing into it and there is no handicap access to the front. The rear ramp is good but getting to it isn't code. Pulling the front stairs out, fitting them to the building, the door has to be reconfigured, etc. We have a basic design. Will come back for the same amount of money when we have a clearer idea of how to put it together. The \$20,000 is a good place to start.

P. Myers: Will the existing ramp be improved?

Tom: No. The memorial rock will be moved, the island removed (tree saved) and parking put over there. A ramp will go from the side to the front parallel to the building.

A. Cooney: Is this going through the Historical Commission? How do we know it's historically appropriate? On our OSC/Rec list for ADA compliance is the Veterans memorial park, is that this?

B. Johnson: It has to go to the commission.

G. Sala: The Vet park is over more.

D. Doucette: Have you considered radiant heat for the stairs/ramp so no salt, sand, etc.?

Tom: No, because of the price. Good point. We will be coming back in the next 1-1.5 years to do some work to the brick work on Town Hall. The building needs some TLC. No real renovations have been done.

N. Langille: Why coming to Historic Commission? You're not restoring to what was there, just making more user friendly.

B. Johnson: Our practice is that any and all projects under historical funding have to go to the Commission and they take a vote and report back to us. Culturally, architecturally appropriate. You'll find the requirement in 44b.

Tom: Accessibility is in the law.

R. Anderson: Other than ADA, are there any other historical requirements to be followed?

Tom: Compliant with the building code.

B. Johnson: Will be researched.

D. Doucette: Any restriction of future expansions to the building?

Tom: If any additions are to be done, it would be toward Everett Rd. There has been some non-compliant work done; the roof over the finance office and outside the Engineering office. The main structure/front of the building, we will be careful doing things that are appropriate and of historic caliper.

P. Myers: The concrete stairs are historical?

Tom: No, but we will replace with concrete. Stamped concrete can look like anything.

N. Langille: Maintain the brick façade, windows, doors.

Tom: We replaced the windows, and we weren't able to get new windows so they are still drafty. It didn't help with energy efficiency.

B. Johnson: The side steps were original in 1914.

P. Meier: They have been repointed.

B. Johnson: Send us something with your new request and it's an amendment to this application.

FY2019 Open Space/Recreation Application:

Inclusive playground access

B. Johnson: I put this back on the agenda as there were questions on the design.

G. Sala: Are we taking into consideration the new road?

Zac: This is temporary. The road will be upgraded later on, this is the most cost effective.

G. Sala: I think the road will come in sooner than later.

D. Doucette: Calamar and the hotel will be done first. This section isn't and there is nothing before us. They know they have to make that radius connection.

Zac: Don't know what's going to be on that third site. This is best suited for now. Will put a couple handicap spaces at the end.

A. Cooney: Needed to provide better access. Concern how it's laid out, why the sidewalk tied so tightly to the parking spots. Extend down beyond Kendall Ct. so when they put the radius in, don't have to sacrifice paved lot.

Zac: That will do a lot more clearing. The Town Planner feels this is the best for now. THE amount of possible traffic is a concern and why we put it here.

A. Cooney: It should face more north to south. All turning radius remain on our property. Then gravel or whatever and finish off later on.

A. Johnson: We don't know Correia's plans.

D. Doucette: It's a private road. Do we have permission to use it?

Zac: Yes, own to the centerline.

D. Doucette: Can get in, can't get out. Just want to make sure.

G. Sala: I believe the public has access to it.

A. Cooney: Are we allowed to use beyond the centerline? Are we required to have two way traffic to a small parking lot?

Zac: It's better for turning.

A. Cooney: Shorten the

R. Anderson: Design is with OSC, not CPC.

Lori: Is there a van and wheelchair spot for the parking?

Zac: Yes, one of each.

B. Jonson: George, is there anything the DPW can do for in-kind services? I want to make sure we have enough money.

G. Sala: Need the size of the parking lot. I can try and help with the grading part. Have been going there a lot. Definitely this is needed. Watching people go from the front lot, it's a long way to walk.

R. Anderson: Make it \$30,000?

G. Sala: Any trash containers? If next to parking will make access easier.

B. Johnson: No.

G. Sala: All beaches, parks, will have concealed units with locked boxes. 96 gallon totes across the board.

Inclusive playground equipment – \$102,405

Lori Cooney and Dave Pelonzi.

Lori: The Rec director is happy with the design. Including equipment we pulled from the original plan. Park gets a lot of use. People have asked for these items. A pull bar for people in wheelchairs, a Wesaw which holds 5, and a global motion spinner that can fit a lot of kids. Looking at bike racks and a couple of picnic tables too, maybe a friendship swing. We are grateful for the location. I'd like to bring things in closer to the zip line. Tables will be on a concrete pad to anchor.

D. Doucette: Any thought to have a covered area for the tables?

Lori: Haven't found a need for it yet, expensive.

D. Doucette: Get caught in the rain in a wheelchair is difficult. Think of needs along the way.

B. Johnson: I'll bring it up to the OSC and Recreation.

G. Sala: We can use canvas shades. The small pavilion at the park is \$22,000. Agree we should have some cover. Any fencing?

Lori: We talked about fencing but it got put aside. Haven't seen a need for it.

B. Johnson: You may want to make a priority list of the equipment you want if it comes up as a question.

ADA Improvements - \$100,000

Lori Cooney & Dave Pelonzi

Dave: We have hit every project to bring up to compliance. Signage, picnic tables.

Sagamore Beach has no accessibility, looking at improving more than just the strand.

Lori: Talked about bringing Bracken in on some locations.

Dave: Work in progress, still waiting on some estimates.

G. Sala: From Perry Ave, the width is ok. The front part is not ADA. When dealing with ramps need to cover ourselves. Sagamore Beach – 2 beaches, no way to get to either one. Would have to be engineered.

D. Doucette: Put on special town meeting so some may get done before the season?

B. Johnson: Linda Marzelli said as long as the CPC is recommending it from our reserves, the money is available immediately. If it say FY19, then it's July 1st. If the CPC recommends, it should be overseen and in conjunction with the DPW, PD, ADA Commission.

A. Cooney: This list is all the sites in Town from the consultant's report.

Dave: This list will be prioritized.

Keith Field lights - \$205,000

G. Sala: Last fall we had a couple lights out. All lights are corroded. Lost a couple with wind storms. Two years ago we remodeled the field and put new electrical conduit in the ground. Estimates are \$340k, and \$400k. LED vs regular. Contractors say lights will be LED only in 4-5 years. We met with Capital Outlay and asked for \$250k from them. It's \$410,000 to replace all lights. 8 poles now, reduce to 6. New 25' poles will shorten the field. Will give room for a batting cage/pitching warm up area. Lights have a 10 year no touch warranty. Looking at a 25 year option too, just waiting on the price. Each light works with a sim card

and can be operated by a phone. Less glare on 6A. Long overdue. If it works out, will be looking at other fields. The energy use will be a lot less. This was the first Cape League field in Bourne.

Former Lyons property, adjacent to the Aptuxcet Trading Post, improvements - \$20,000

B. Johnson: Do a small shelter close to the bare minimum.

P. Myers: Four posts and stockade fence on top.

B. Johnson: Possibly minor improvements to the driveway. Loam at the top. Historic cut in a rough path on their property. End of that to ours is 30'. Buy a picnic table or two. Benches by the scenic overview and have a basic shelter. Is \$20,000 enough?

G. Sala: Depends on the picnic tables.

P. Myers: 2 benches, handicap tables. Have to run it by the Corps.

G. Sala: What base to hold the table?

R. Anderson: We don't know yet.

G. Sala: Concrete pad to bolt it down. Why not a chain at the base of the driveway?

B. Johnson: Maybe 4-6 parking spaces off the road.

G. Sala: A wood guardrail.

D. Doucette: Increase to \$50,000.

Public Hearing: Setting the date, place & time of the mandated public hearing

After discussion, it was decided either March 19 or 29.

Minutes: 2/15/18. D. Doucette made a Motion to approve. The Motion was seconded by P. Myers with four in favor, three abstentions.

D. Doucette made a MOTION to adjourn seconded by G. Sala with all in favor.

With no further business before the Committee, the meeting was adjourned at 8:17pm.

Respectfully submitted,
Ann Gutterson