

**Community Preservation Committee
Public Hearing Meeting Minutes
April 4, 2016**

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

ALSO PRESENT: Sue Ross, Tim Mullen, Lori Cooney, Renee Gratis, Barbara Thuston, David Pelonzi, Stacey Berube, Vicki Carr, Don Ellis, Peter Meier, Skip Barlow, Chris Farrell

Recording Clerk, Ann Gratis

B. Johnson called the meeting to order at 7:00pm. This is the public hearing for the FY2017 applications for CPA funds.

B. Johnson introduced the Committee members and read the public hearing notice into the record.

Taking business out of order due to a conflict with another meeting.

RECREATION/OPEN SPACE

Monument Beach Boat Launch: Request \$300,000. Total project cost \$600,000 - 644,000

Tim Mullen. We are requesting \$300,000, we will borrow \$200,000 and the remainder will come from the Waterways fund. The quote was the engineer's estimate, we won't know actual cost until the bids come in. This is the third phase of large capital improvements. In 2007/08 the pier was replaced, septic replaced and the parking lot. This will be a 2 lane ramp. Busiest on weekends and a 2 lane ramp is only \$100,000-\$150,000 more than a single ramp. Will be 150' long x 46' wide and user friendly.

B. Johnson: Engineered plans have been submitted.

Tim: Capital Outlay committee requested plans be done which the CPC paid for.

P. Holmes: If the project costs less, are we going to see money back? – Yes

N. Langille: Fee if they have a beach sticker?

Tim: Taylor's Point they pay a daily fee as it's similar to a commercial marina. Monument Beach is used by beachgoers, transient residents, mooring launches, and shell fishermen. It's the largest place in the community where everybody wants a piece of it. We would like to see it continue to be used. All ramps in town except Taylor's Point are for everyone to use and are free with a beach sticker.

A. Cooney: Parking will eliminate 6 spots, sounds like the use will increase. Will trailer parking be an issue? \$50 for an out of town sticker doesn't seem adequate.

Tim: Plans to do improvements to the field and add about 30 spaces.

D. Doucette: Scheduling:

Tim: About a year out, we need to dredge first.

Skip B: I support this. It's the only decent boat ramp and it needs to be done. There are docks on both sides of the ramp. In the 1950's when the pier was built, the state paid to build it, that's part of the reason we can't change.

Chris F: I support this and have used it many times. There are floats on both sides to help speed up the process. It's a great project and better for the Town with upgraded facilities.
G. Sala made a Motion to support \$300,000 from the Rec/OSC line item. The Motion was seconded by P. Holmes with all in favor.

HISTORIC

Buzzards Bay Railroad Station Visitor Center: Request \$25,450

Marie Oliva: We need to finish the interior project as we had some cost overruns. We get about 25,000 visitors annually.

B. Johnson: On 3/22/16 Historic approved this unanimously.

D. Doucette: Is that budget tight?

Marie: Yes but we have good cost estimates, we don't anticipate anything else.

D. Doucette: Can we make it \$26,000?

Jerry Ellis: Exofficio of the Historic commission, prior to 1990 there are 2 train stations out of 6 left. The other is in West Barnstable. When renovating this one, they found structural damage that needed to be taken care of. We will request it to be put on the National Register when complete.

F. Bartholomew: are the paintings done?

Marie: Kathy Hallam is a local artist and is doing murals in the bathrooms. We'll get historic commission approval first.

Vicki Carr: Is it accessible for larger wheelchairs now?

Marie: Yes. Bathrooms need to make ADA compliant. Access into the b building is the second door down, no lip.

B. Johnson: What about \$30,000?

Marie: That would give us some breathing room. If we don't need it, it will be turned back.

D. Doucette made a MOTION to recommend \$30,000.

A. Cooney: How much was the cost overrun and what was it for?

Marie: \$91,630. Windows, went from plastic to glass, rotted sills, tile floor is original and some tiles had to be replaced; structural repairs overall that weren't included in the first one; cosmetic and ADA compliant.

The MOTION was seconded by D. Anderson with all in favor.

Pocasset Community Club building: \$40,000 Historic

John Johnson: The building was built by 17 ladies in 1912. It was voted to allow young people to use it in 1913. In the 1940s it was sold to the Pocasset Community Club and made available for suitable public activity. It's used for all kinds of purposes. Some of the floors are spongy. There is spotty electrical in the building and the walls are covered in homosote which will have to be removed when the kitchen hood and exhaust fan goes in. We got historical approval on 3/1/16. We have asked to be put on the historic register.

A. Cooney: Are you aware of any other renovations? Are there any potential hazardous materials? It was common to use asbestos, be conservative to look for that material.

John: 1948 when the club took it over. We might find lead paint but that's all the contractor could think of.

F. Bartholomew: Are you still doing the bathrooms?

John: Yes, 1 up and 1 down. The ladies did not want a small bathroom. The upstairs will be unisex and ADA compliant. The downstairs is hard to access from outside but is handicap accessible.

D. Doucette: What does it cost for a consultant fee to test for lead paint and asbestos?

A. Cooney: \$1500-3,000. Some consultants are licensed to do both.

Jerry: It meets all the National Register requirements. It's a classic example of meeting halls.

D. Anderson: Does the hood vent need to be sealed?

John: No, it's not a restaurant. Just a regular stove with a hood vent. I've checked with the gas and electrical inspectors.

A. Cooney: It's a private facility, but using municipal funds, does it need to go to bed?

John: yes, CPC would reimburse.

Chris Farrell: There are not a lot of meeting spaces in town and this is used by many organizations. I fully support this.

D. Doucette made a MOTION to support \$43,000 for the consultant, survey and to proceed without interruption. The MOTION was seconded by P. Holmes with all in favor.

Archives Building repairs and de-humidification system

B. Johnson: The improvements include electrical, dehumidification system. Will defer to the next meeting as Jon Nelson is doing more work on it. Money will come from Historic and the Undesignated fund.

COMMUNITY HOUSING

Housing Authority Fire Alarm Equipment: Request \$5,460

Barbara Thurston: This is for Roland Phinny. At the end of June the fire dept. wasn't monitoring the fire alarm system. We got three proposals for the purchase and installation of the units. We originally asked for monitoring fees but it's not allowed under CPA. These will be wireless fire boxes monitored by Mammoth Alarm.

D. Doucette made a MOTION to support \$5400. The MOTION was seconded by G. Sala with all in favor.

Affordable Housing Programs Administrator & support Request \$61,380

Sue Ross: Our programs are tried and true and could never have happened without the CPA funds. We are grateful for the money we can get. The State wants everyone at 10% affordable housing. We are one of the highest on the Cape around 8%. This is for the Housing Specialist and administrative aide. He monitors the list, creating programs and other towns are trying to use them. We cut his hours a couple years ago to hire the administrative help.

B. Johnson: You started this in FY06.

D. Doucette made a MOTION to support \$61,380. The MOTION was seconded by A. Cooney with all in favor.

Down Payment Assistance/Subsidy Program Request \$35,000

Sue Ross: Our houses bought by the residents of town. Some aren't able to secure money for down payments. The State requires they have 1.5% of their own money, we help subsidize the rest. It's a highly successful program and we are the only ones who have it. Houses are done by lottery. We advertise, the applicants need to meet the qualifications and bring a bank commitment.

D. Anderson: Is there more stock that people could apply for if you had more money?

Sue: We use it for resales also. Right now we have three waiting and only for houses with a restricted deed rider.

D. Doucette made a MOTION to support \$35,000. The MOTION was seconded by A. Cooney with all in favor.

New Affordable Housing Homes \$60,620

Sue Ross: We make sure the homes fit in with the neighborhood. This program is to help keep more affordable homes in Bourne.

A. Cooney: Any consideration to make in-law apartments as affordable units?

Sue: There are many around and we have looked into it. The State changed the vote.

People would have a list to choose who lived there, we felt the homeowner has no rights.

D. Doucette made a MOTION to support \$60,620. The MOTION was seconded by D. Anderson with all in favor.

RECREATION/OPEN SPACE

Bourne to Bark Dog Park Request \$25,000

B. Johnson: Establishing a dog park in the community is an allowable expense. It's unique and we really don't have an area where it's going. If we put up a 10% match, a certain foundation will do the rest up to \$250,000.

Stacey Berube: The grant is from the Stanton Foundation and they cover design fees as long as we have the 10%. We are now a registered non-profit. Stanton will send out to designers. Mashpee and Falmouth built theirs for under \$250,000. We can go back in a year to ask for \$10,000 if we find it needs changing.

N. Langille: If you don't get the Stanton grant are you prepared to go forward?

Stacey: Not at this time.

D. Doucette: It's moving, but slowly.

P. Holmes: How large are the parks?

Stacey: About 1.5 acres in 3 sections.

D. Doucette: Went to the Wrentham dog park and it was a free for all with only one section.

A. Cooney: What does Stanton want? Just the vote? When do expenditures start?

B. Johnson: After the grant is received and the land is found will expenditures begin.

D. Doucette: No cost to the town until the shovel hits the ground.

Renee Gratis: I love to see what makes each town unique. Maybe put near hiking trails.

D. Doucette made a MOTION to support \$25,000. The MOTION was seconded by P. Holmes with all in favor.

Inclusive Playground Request \$175,000

A. Cooney: The applicant is my wife. I disclosed it to the Selectmen as a potential conflict. Said I can still act in my authority as a voting member as I have no financial interest for me or my wife in this request. Confirmed by B. Johnson.

Lori Cooney and Dave Pelonzi: WE amended our application. We want to create the inclusive park on existing open space. One in 45,000 children have autism spectrum disorder. We chose the Canal Crossways just down the street. People can walk between there and the park on Main St. We have disability, recreation and Sepac support. We have established a nonprofit and the open space committee voted unanimously today to support on this property. We reduced our cost by \$90,000.

B. Johnson: The property was bought in the early 2000's and is an asset to the community. White flags have been put where the equipment would be. The OSC recommendation is for \$175,000. \$100,000 for the equipment and groundcover as it has to be a certain kind. Trying to compliment the Main Street park. Would make a nice walking loop trail.

D. Doucette: The last hearing thought it was one year premature. This is perfect timing for working with the Main St. Steering Committee.

Lori: We can have it built in 6 weeks and it's expandable.

D. Doucette: Is parking there adequate?

B. Johnson: Yes for the time being. We have some existing funds to improve town owned lands in that area.

G. Sala: The Recreation committee supports this. The lot has 7 spaces. Are we looking at another parking lot?

B. Johnson: The Open Space Committee will be meeting again with Keystone again, it's a gradual transition.

Dave: There is extra parking on Main St.

D. Doucette: Don't want to encroach on the post office or Keystone. Is there room there to expand?

G. Sala: No.

D. Anderson: Can we go toward the canal a couple of spaces?

A. Cooney: This is a play area, will the Recreation Committee maintain it?

B. Johnson: We can use funds to keep poison ivy out.

A. Cooney: Will make it safer with the town employees keeping an eye on it.

B. Johnson: There is a street light right there. Keystone has been a good neighbor.

N. Langille: Would like to see video surveillance.

Lori: That would be a good thing.

D. Doucette: Don't know if the police dept. can monitor wirelessly.

P. Holmes: Surveillance is changing rapidly. Extremely available and cheap.

F. Bartholomew: The housing authority has cameras and they record.

Steve Mealy: video surveillance services run about \$15-25,000 depending on the number of cameras and if monitored 24/7.

D. Doucette made a MOTION to support \$175,000 and to consider monitoring. The MOTION was seconded by G. Sala with 8 in favor, 1 abstention.

Main St. Buzzards Bay Park Request \$425,000

Steve Mealy and Sallie Riggs.

Steve: Restoration/upgrade began with the survey of residents last year when we asked for funding to get work started. The park serves as a gateway. This is a continuation of the revitalization efforts. Originally was \$500,000, we were asked to reduce it so now \$425,000. Last year's funding went to the site survey and engineering. Phase 2 is construction, Phase 3 is the pavilion, splash pad, landscaping, memorial grove, Wi-Fi, and video surveillance.

G. Sala: I'm a MSST volunteer and town employee. The park now is a dust bowl. Thank everyone for their time putting into this.

Vicki Carr: I had a brain injury group and they can't access the picnic tables. Any plans for wheelchair accessible picnic tables?

Steve: Haven't gotten into the details yet. We talked about making the gazebo and splash pad, pavilion accessible.

Chris Farrell: Main St had a great opportunity for the 1 million people who use the canal. Looking for ways to draw them up from the canal to the road. Helps show developers we are committed to make Main St. work.

B. Johnson: We appreciate Coreen Moore for all her work to this committee.

D. Doucette made a MOTION to support the \$425,000. The MOTION was seconded by D. Anderson with all in favor.

D. Anderson recused himself and left the room.

Trail/walkway from Aptuxcet Trading Post to the Lyons parcel Request \$12,000

B. Johnson: We have a plan done by Don Bracken.

Skip: I'm glad this is happening. It's a really good project. We've worked with people to expand the parking area at the RR station adjacent to the Lyons property. That's going on now.

Jerry: I support and want to put the land on the National Register. We can't put the building because it's a reproduction. Arty corps tried to shut off canal access so they came up with this walkway. It's a unique historic center the town can be proud of.

N. Langille made a MOTION to support the \$12,000. The MOTION was seconded by P. Holmes with all in favor.

D. Anderson returned.

Review the status of the Community Preservation Fund

B. Johnson: As of July 1st this is what we will have:

OSC \$814,000

Historical: \$1.09

Housing: \$29,000

Undesignated: \$1,042,510

R. Anderson: What is the status with the Archives windows? It's been 1-2 years and nothing has been done.

B. Johnson: We have 22 articles for town meeting. The main article, boat ramp and park will be separate due to different funding sources.

An article for Committee expenses of \$50,000 as we usually do will be on the ATM. Any unused goes back into the fund.

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

Peter Meier: Thank you on behalf of the Board of Selectmen for taking time away from your lives to serve.

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 9:35pm

Respectfully submitted,
Ann Gratis