

**Community Preservation Committee  
Meeting Minutes  
March 14, 2016**

**PRESENT:** Barry Johnson, George Sala, Andrew Cooney, Penny Myers, Fred Bartholomew, Richard Anderson (7:50pm), Neil Langille

**EXCUSED:** Daniel Doucette, Peter Holmes

**ALSO PRESENT:** Jon Nelson, Don Pickard, Tim Mullen, John Johnson, David Wiggin, Chris Southwood, Hunter Scott, Irving Salley, Richard Libin

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Recording Clerk, Ann Gratis

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

**Monument Beach Boat Ramp – Open Space/Recreation**

Total project cost \$645,000, request \$215,000

Tim Mullen: the CPC put up the money for the engineering plans. The cost of this project three years ago was \$450,000. The new cost is based on the engineered plans. We won't know until it goes out to bid. This is going next to the existing ramp. We have some concerns with these plans: the pitch of the ramp, the stone on both sides and this would require significant dredging, which is already permitted. The ramp is 46' wide x 150' long on an 18" gravel sub base. There will be 3 mooring piles on either side. We can tweak these plans. We are looking for a minimum of 1/3 of the project cost from the CPC, 1/3 from the Waterways Improvement Fund and 1/3 from borrowing. Not sure if the CPC would consider giving more money. Would like to secure the funds now then take the time to design and get it down the way we want then we can turn back any funds at the end.

Richard: This finishes off the marina project. The ramp gets used a lot and can't be used at low tide and it's a busy parking lot.

Don: I am the Capital Outlay liaison. We would like to request the CPC fund 50% of the project and we'll get the rest from the Waterways Improvement Fund or borrowing. This will be handicap accessible and will be a tremendous asset to the Town and will be must more effective.

P. Myers: Where does the Waterways fund get its money?

Tim: It's made up of mooring permit fees and 1/2 of the boat excise tax. We use the money each year for different purposes; boat replacement, etc. It brings in about \$400,000 a year.

F. Bartholomew: You'd like the CPC to fund \$322,500 instead of the \$215,000?

Tim: Yes. We have another capital plan for the whole area: a Municipal Harbor Plan which will show how we want it for decades to come. If you have a plan in place, the DEP is more open to negotiation. The ramp will last 35-50 years.

B. Johnson: We meet with FinCom on 4/11/16 and need to have our public hearing prior.

A. Cooney: how many parking spaces are affected?

Tim: Maybe 6. We plan on doing improvements to the back field and increase parking by about 30 spaces.

G. Sala: The DPW is always cleaning out the sand on the ramp and helping cars get unstuck.

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### **Pocasset Community Club – Historic**

Request \$40,000

John Johnson, Pocasset Village Assoc.: We need to rehabilitate our bathrooms to be ADA compliant and more accessible for the people that use the hall. Historic determined we are eligible to receive CPA funds and this building is on the Local Inventory. It's been a public gathering place since it was built in 1912. It gets used a lot for after funerals and Christmas gatherings. The women's room will be upstairs and the men's below. The kitchen needs an exhaust hood/fan over the stove and some of the outlets don't work all the time so we need to fix that.

B. Johnson: I need to call Boston to see if everything qualifies for this.

John: The cost to build in 1912 was \$1,500.

A. Cooney: the lower level is not handicap accessible?

John: They can go through the side door but it's not easy to get to. We are hoping the boy scouts will build a ramp for us, they use the building a lot.

John: We will probably make both bathrooms Unisex. The Hall can be rented for \$75 for 4 hours and many groups get to use it for no cost as established in 1913.

### **Town Hall Roof – Historic**

Request: \$100,000

B. Johnson: MJ from FinCom said they are approving this project for \$80,000 so it may be withdrawn from us.

Jon Nelson: The roof is a 1,000sf flat roof over the Finance Department. We expect the bids to be in at the end of the month. We just finished doing test cuts for asbestos and what the insulation is like. The roof is considered failed and is 18-20 years old. It's a membrane roof and susceptible to the elements. The manufacturer is out of business. The new roof will be PVC and warranted for 25 years. The Sagamore fire station has the same roof. It's easy to repair.

### **Archives Building – Historic**

Request \$150,000

Jon: Electrical updates and an HVAC system for dehumidification and masonry repairs. The brick is starting to get soft and deteriorate on itself. Not sure of the cost as the mortar will have to be handmade and the bricks may have to be also. Mortar then was more waterproof than today's. This is what you need for being on the historical inventory with the State. Plus we have to pay prevailing wage.

F. Bartholomew: Is this building occupied by staff all the time?

Jon: About 30 hours a week.

P. Myers: If the old mortar is so good, why don't we still make it?

Jon: New mortar is stronger and adheres better to the brick.

B. Johnson: Marie Oliva revised the budget for the railroad station to finish the first project. It went from \$289,000 to \$25,400.

Minutes will be on the next meeting.

3/21/16 meeting: Dog park, Inclusive Park, Main St park, Railroad Station.

3/28/16 meeting: Hoxie.

G. Sala made a MOTION to adjourn seconded by D. Anderson with all in favor. With no further business before the Committee, the meeting was adjourned at 8:00pm.

Respectfully submitted, Ann Gratis

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