

**Community Preservation Committee
Public Hearing Meeting Minutes
March 30, 2015**

PRESENT: Barry Johnson, Daniel Doucette, George Sala (7:46pm), Andrew Cooney, Fred Bartholomew, Neil Langille, Penny Myers, Richard Anderson

EXCUSED: Peter Holmes

ALSO PRESENT: Pam Matheson, David O'Connor, Sallie Riggs, Jon Nelson, Krissanne Caron, Sue Ross, Dave Pelonzi, Tudor Ingersoll, Donald Ellis, Anthi Frangiadis, Ron Matheson, Marie Oliva, Allyson Bizer Knox

Recording Clerk, Ann Gratis

B. Johnson called the meeting to order at 7:02pm. This is the public hearing for the FY2016 applications for CPA funds.

The committee introduced themselves and what group they are from. B. Johnson read the public hearing notice into the record.

Affordable Housing:

1. Assistance/Subsidy Program

Sue Ross: This is a down payment program with the Housing Trust. When people have gone to sell, we find applicants qualify but don't have the down payment saved. Usually it's \$5,000-\$8,000 for closing costs. HAC used to have a program like this. Our guy developed a program that DHDC approved and we adopted. We have our first person lined up for this. It's almost vital to sell houses. We will have three new houses this year. Up to 5% of the purchase price, not to exceed \$12,000 they will get at closing with 0% interest. If they stay in the house at least five years, it's forgiven.

R. Anderson: Does it include anything for home repairs down the road? No.

F. Bartholomew: When it sells, does it go for a certain amount?

Sue: The seller has to write a letter stating they want to sell. The State determines the price based on their deed rider.

R. Anderson made a MOTION to recommend, seconded by D. Doucette with all in favor.
\$53,600 community housing

2. Affordable Housing Programs Administrator

Sue Ross: We are working towards 10%, the State needs to know what you're doing at all times. This is way beyond a volunteer committee. We need someone to coordinate programs, work with the Trust, Town Planner, DHDC weekly, keeping up with new rules and regulations, put together P&S contracts. We do have an attorney approved by Town Council, but this is the only way Bourne can get affordable housing.

D. Doucette: Kerry Horman has a proven track record.

A. Cooney made a MOTION to recommend, seconded by D. Doucette with all in favor.

R. Anderson: Hopes the Town will pick up the cost of this someday.

\$61,380 community housing

3. Installation of a Fire Sprinkler System at the Continental Apartments

Dave Pelonzi: \$211,000. Currently there is an auto fire alarm and all Bourne Housing properties are non-smoking. The sprinkler will control the fire. Safer for the residents and the fire dept. A generator will help keep water from freezing in the pipes. Other towns have gotten generators approved by CPC funds.

B. Johnson: The question is where CPA funds can be used for the generator. It can protect the building, not the people in it. This will be subject to review by Town Council. It might reduce the article amount at town meeting as to why.

\$39,115 from community housing revenues

\$161,256 from community housing reserves

\$10,629 from the undesignated fund balance

A. Cooney: Should we break out the cost of both items and where the funds are coming from?

B. Johnson: Should the project go forward if the generator can't be paid for by CPA?

Dave: yes. I feel it should go forward. I don't know the specific amount, somewhere around \$20k.

B. Johnson: \$28,000 for the generator.

D. Doucette: why is the housing representative refraining from voting?

B. Johnson: He is part of the group that approved it. He was elected, not appointed. We will let him vote.

D. Doucette made a MOTION to ask town council if we can approve with the generator and to change it if we have to, seconded by D. Anderson with all in favor.

Historic Resources:

1. Buzzards Bay Railroad Station Visitor Center

Marie Oliva: \$91,630 for refurbishing the building built in 1912. It's dismal inside.

Updating light fixtures, artwork, historic pictures (approved by the historic group). We get \$20,000 people a year visiting. Will be more with the commuter rail.

R. Anderson: what's the time frame?

Marie: After Columbus Day, done by December/January.

R. Anderson: Is there lead paint?

Marie: It has been painted many times.

A. Cooney: Any potential hazardous materials foreseen?

Anthi: We have contingencies for that built into the budget.

Marie: All the work is cosmetic.

N. Langille made a MOTION to recommend, seconded by D. Doucette with all in favor.

B. Johnson: The historic commission recommended unanimously.

2. Hoxie Center at Sagamore Beach

Allyson Bizer-Knox and Jerry Ingersoll: The historic commission met and approved unanimously. \$206,000. Mostly egress, ramps and related modifications to the building, climate control, windows, roof.

R. Anderson made a MOTION to recommend, seconded by D. Doucette.

B. Johnson: \$62,465 from historic resources, \$143,835 from the undesignated fund balance.

Jon Nelson: Can we increase the amount to include project management?

B. Johnson: as before, we'll have a liaison to oversee the project. The first phase was \$213,760 and we asked for \$250,000. To date, nothing has been spent. WE recognize Jon's and Bob Troy's efforts

Jon would like to add \$15,000.

B. Johnson: More like \$20,000 to make it \$226,300. The additional will be taken from the undesignated fund.

R. Anderson amended his MOTION to include \$20,000 for a liaison, seconded by D. Doucette with all in favor.

Recreation:

1. Refurbishing certain tennis/basketball courts

2. Replacement of equipment in Chester Park

B. Johnson: Taking 1 and 2 together. Read the requests and amounts. \$143,960 total for all. These will be on the STM so funds can be available the next day to be done before summer. This money is coming from reserves.

Krissanne Caron: None of the tennis courts have been done in 11 years, we need to get back on track of maintaining our recreation areas. 4 tennis courts, 1 basketball and Chester Park.

R. Anderson: is the equipment acceptable to salt water?

Krissanne: They are preformed concrete structures. Rusty bolts are our biggest problem. The last was 8-9 years, this will last longer and will fit the area with a nautical theme.

G. Sala: There will be some plastic items too. One structure needs to be removed where the ladders are. The swings will stay for now. Cape & Islands Tennis is working on a schedule. Clark and Monument will be done first.

D. Doucette made a MOTION to recommend, seconded by A. Cooney with all in favor.

3. Resurfacing of the outdoor track at Jackson Field

B. Johnson: The track has a \$300,000 estimate. Mr. Donohue couldn't be here. Go for \$60,000 for engineering/design work now, then the rest at the fall town meeting. \$60,000 from open space (passive recreation).

D. Doucette made a MOTION to recommend \$60,000, seconded by R. Anderson with all in favor.

4. Restoration and upgrade of the Buzzards Bay Park

\$350,000. Sallie Riggs, David O'Connor. The Main St. Steering Committee (MSSC) was asked by the Board of Selectmen to make it more welcoming. WE did a public online survey. It will be a multi-phase upgrade. In order to do the first phase: survey, engineering, design, lighting, electrical, landscaping. Will begin in the fall, engineering will be done over the summer. We will apply for grants from other agencies. Having the engineering will make our application stronger. The Selectmen endorsed this plan.

David: We had lots of test layouts. Tried to make it for a broad range of activities.

F. Bartholomew: Have you spoken to a handicap group for use?

Sallie: it will be accessible to all people and ages.

David: There will be a system of walkways and connections will all be handicap accessible.

G. Sala: The DPW will be the project manager for all work.

D. Doucette: As a BFDC member I have no conflict or interest or financial interest in this project.

Jerry Ellis: We endorsed in concept. Concerned with upkeep, think about maintenance. Will need in the future.

Jon Nelson: Part of the design process is to focus on lifecycle cost. We are looking at the total project and the future.

Sallie: We did discuss. The equipment is low maintenance. The DPW now maintains, cuts grass, etc. Maintenance is our concern too.

D. Doucette: The Park supports a lot of other projects. It's a good give and take, looking for benefit of the town. It's in the heart of the town.

G. Sala: I'm a MSSC member and have no financial interest in this project.

B. Johnson: the money is coming from revenues of open space.

Sallie: we are going to try to avoid coming back again.

G. Sala: the park is heavily used. We will let the Selectmen know when the work starts so they don't overlap events. One selectmen is a MSSC member and will keep on that.

R. Anderson: any connectivity to the world there?

Sallie: Xfinity is going down the road now, we can look into adding Wi-Fi.

D. Doucette: Comcast used to be free to Town properties.

Jon: not for data.

B. Johnson: This will be a separate article at the ATM.

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

B. Johnson: The DNR application is up for the fall possibly. The track balance in the fall. Hoxie Phase 2, we talked about as a separate article. We will have two stand-alone articles. Some recreation will be on the STM and the rest on ATM.

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.

B. Johnson reviewed Linda Marzelli's number sheet for balances. She recommends doing some short term borrowing as opposed to using our resources.

D. Doucette: Would rather use the money to a project and not toward interest on a loan.

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 8:25pm

Respectfully submitted,
Ann Gratis