

**Community Preservation Committee
Meeting Minutes
April 9, 2014**

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

EXCUSED: Fred Bartholomew

ALSO PRESENT: Jon Nelson, Rick Rheinhardt, Donald Ellis, Elmer Clegg, Liz Henry, Tim Mullen, Patrick Marshall, Scott Fitzmaurice, Allyson

Recording Clerk, Ann Gratis

The meeting was called to order at 7:05pm.

STM ARTICLES

CPC recommendations will be given to FinCom by 4/28/14. B. Johnson read the hearing notice into the record. This is the first time in three years we can entertain some recreation projects. The Selectmen signed the warrant on 4/8/14.

OPEN SPACE

A. Rams Island boardwalk: Rick Rheinhardt, OSC, stated this is a joint application with BCT as it's their land. Restoration of a salt marsh by constructing a boardwalk to prevent further erosion. The walking path has gotten wider and is destroying the marsh. It's one of the most pristine embayments in town. It connects the mainland to Ram Island and will be 100' long x 4' wide and kept low to the ground. The estimate said to use 15' pilings, that won't be needed here. The cost will be reduced if we bid out the materials and labor separately. The improvements are to maintain the integrity of the marsh. Rams Island is owned by BCT.

D. Doucette made a Motion to approve. The Motion was seconded by P. Holmes with all in favor.

HISTORIC

B. Bournedale Schoolhouse: Jon Nelson stated this building is on the Historic register and the scope of work is bigger than we originally thought. The exterior restoration is greatly needed, estimating about \$80,000. We'll need a historic architect, not sure how much rot we'll find behind the walls.

Jerry Ellis: I helped get them on the register for federal and state. It's an important and significant structure. The Board of Selectmen supports the restoration.

Elmer Clegg: How does this compare to the Cataumet school?

B. Johnson: It's much more extensive and about the same age.

D. Anderson: The Cataumet school is privately funded mainly.

P. Holmes made a Motion to approve. The Motion was seconded by D. Doucette with all in favor.

RECREATION

C. Keith Field Bathroom Renovation: Jon Nelson: The bathroom is a brick building in poor shape and has been vandalized a lot. The bathroom is a prison cell. We want to make it handicap accessible and make the roof blend in better. It's a renovation but nothing structural, the town will do most of the work at this very popular field.

G. Sala: It's worth having done. The DPW has maintained it over the years. It houses the electrical panel (recently upgraded) and backflow preventer with a closure on the back side which we don't have now.

G. Sala made a Motion to approve. The Motion was seconded by D. Doucette with all in favor.

D. Keith Field Tennis Court: Jon: There is a need to spend money on recreation. I had Cape & Islands Tennis look at it and it can be refurbished. Expect it to last 5 years. This court is highly used. The quote expires at the end of May. We didn't set up a date to have it done, will need to sign a contract first.

A. Cooney made a Motion to approve. The Motion was second by D. Anderson with all in favor.

E. Chester Park Tennis Court: Jon: Double court refurbishment.

G. Sala: would like to expedite this one prior to Keith Field. Want it done before summer for recreation activities.

D. Doucette made a Motion to approve. The Motion was seconded by G. Sala with all in favor.

F. Buzzards Bay Park: Jon: The goal is to finish the gazebo. It's in poor shape: roof, trim, railing. This grew into an overall park project including missing lights, broken lights, and vandalized lights.

G. Sala: Aluminum based poles now can break easily. Don't know what there is for conduit.

Jon: Vandal resistant planters are expensive about \$1,100 each and are made to last. The garden club would maintain them.

A. Cooney made a Motion to approve. The Motion was seconded by D. Anderson with all in favor.

G. Monument Beach Boat Ramp: Tim Mullen Design plans, methodology for a 2-lane ramp in addition to what's there. Will block off existing and use for emergency. The new ramp is 165'x46' concrete, 12" thick over 12" gravel sub base. There will be eight floats on each side with six guide poles on each side. It's a typical design for a substantial ramp. These plans are in addition to what we already have.

D. Anderson: Measurements taken at what tide? How far in the water at low tide?

Tim: From the top of the coastal bank, it's about 12'. Won't reach the channel. All floats will be in the alter at low tide. Each float is 6'x16'.

D. Anderson made a Motion to approve. The Motion was seconded by A. Cooney with all in favor.

H. Recreational Fencing around town: G. Sala: This is a priority with safety issues and concerns. Fencing is expensive, price based on linear foot. Used also at some tennis courts, skate park. Using a heavier gauge to hold up to the elements, making all 5' high with 4' below and will be capped with a plastic corner.

D. Doucette made a Motion to approve. The Motion was seconded by P. Holmes with all in favor.

A. Cooney: Krissanne talked about putting up a net in the area so foul balls don't get into the playground.

G. Sala: Will look into the net. The gate will be moved to the 3rd base side (Monument Beach). A 5' fence is a recreational requirement. People won't get hurt as easily, the caps on 4' get brittle and crack.

ATM ARTICLES

A. Three-Mile Overlook: Jon: Replacement of lights, get a better fixture, vandal resistant. Taller and more suited to a coastal environment. Repair/replace benches and the open shelter. Will be doing landscaping to open it up and make it easier to maintain and more inviting. Plants will be reused if possible.

G. Sala: There was no landscape plan in place. It needs TLC. All the lights will be LEDs and cost effective. This money won't cover cameras (very expensive).

B. Johnson: Plans to widen the pathway. There is still \$5,000 from the previous article.

N. Langille made a Motion to approve. The Motion was seconded by A. Cooney with all in favor.

B. Affordable Housing Specialist: Sue Ross: This is needed more than ever. We are starting on a new house soon. Lots of the work is preserving what we have. There are three resales coming up and each has a different deed rider. The State is changing to a universal deed rider. Many of our affordable houses were missing off the State inventory, we got the count back up in three days. This is part of the LCP action plan and is the only way we can go forward.

A. Cooney made a Motion to approve. The Motion was second by D. Anderson with all in favor.

C. Archives: N. Langille: This is an ongoing digitization, preservation of records. Motion to approve. The Motion was seconded by P. Holmes with all in favor.

D. Town Clerk: B. Johnson: This is ongoing preservation of vital records. 1930-1951 births, town meeting books, some deaths.

D. Doucette made a Motion to approve. The Motion was seconded by P. Holmes with all in favor.

E. Laserfiche: B. Johnson: Trying to identify companies to set up at town hall to scan. Has an RFP almost ready to go out to bid.

D. Doucette made a Motion to approve. The Motion was seconded by P. Holmes with all in favor.

F. Library: Patrick Marshall: Need to replace dry rot, paint, etc.

Jon: There is a large amount of masonry work to be done. Joints need to be cut out and re-metered, flashing, trim. Will get a historical architect as the prime, they'll sub out weatherproofing.

D. Anderson: Lax in repairs of Town facilities. Don't want to see this end up like Bournedale school.

Jon: We are doing a lot at once, usually spread it out. the goal is to not request more in the middle of the project.

D. Anderson made a Motion to approve. The Motion was seconded by P. Holmes with all in favor.

Article 23 – Hoxie:

B. Johnson read the article. Due to the reverter clause, it requires a 2/3 vote, that's why it's separate.

Scott: The school is a non-performing asset for the town. Historic preservation and safety measures so the building can be used. There are many repairs in the future.

Allyson: Thing we haven't anticipated will probably come up. Will probably be more sustainable in five years.

P. Holmes: We need more positive things to happen in Bourne. This will fair well in future generations. It's an asset, educational, benefits.

B. Johnson: One of the biggest projects we've undertaken. The second hurdle is the P&S with the Selectmen. With the reverter clause, the school would go back to the care, custody of the Selectmen, it couldn't be sold off. The grant agreement will spell out milestones, then we can release money to the project, etc. The land and building are conveyed for \$1. A historic entity needs to hold the restriction then it goes to the state. The CPC needs to hire a historic architect to oversee the project. It's very extensive, that's why the additional funds in the article. Make it \$250,000. This protects everyone involved.

B. Johnson made a Motion to make the funds \$250,000. The Motion was seconded by D. Doucette. Scott: I think Bob Troy is incorrect on the 2/3 vote as this doesn't involve land. We might not get that.

B. Johnson: He'll explain the funds to the audience with the motion at Town Meeting. The Selectmen can't convey land without a town meeting vote.

Jon: Town meeting already authorized the conveyance of the land/building in 2010.

B. Johnson: There was no reverter clause in the 2010 vote and it's too late to change the warrant. All in favor of the Motion.

Operating expenses: \$50,000. D. Anderson made a Motion to approve. The Motion was seconded by D. Doucette with all in favor.

B. Johnson: We are probably meeting just before town meeting. OSC has 2 possible purchases of land, will get to you soon.

D. Doucette made a Motion to adjourn. The Motion was seconded by P. Holmes with all in favor.

With no further business before the Committee, the meeting was adjourned at 9:15pm.

Respectfully submitted,
Ann T. Gratis, secretary