

Community Preservation Committee Meeting on December 8, 2011

Place: Town Hall

6:30 pm meeting was called to order by Chairman Simmons.

A. Quorum/Attendance

Frank Rezendes, Jay Simmons, Cynthia McNaughten, Rene Fleurent, Andrew Jones, Terrence Meredith, William Markey and Ann Richard. Quorum present.

Members not in attendance: James Souza

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes

William Markey made a motion to accept the minutes of the meeting on November 17, 2011.

Terrence Meredith seconded and the vote was unanimous in favor. The motion passed.

C. Bills

1. JM Booth & Associates - Millicent Library – Envelope Study - ATM 5/7/2011 - Art #9D –\$2,357.48

Andrew Jones made a motion to pay this bill and it was seconded by William Markey. The vote was unanimous in favor. The motion passed.

D. Review FY-13 Applications Received

1. Town Hall Exterior Repairs - \$ 70,000.00:

Jeffrey Osuch – I really don't have much of a presentation, all of the information is within the Architects Report that I submitted with the application. It's pretty much water penetration issues. The front sconce lights are currently being renovated and will be ready before the bicentennial in February. We're spending more money on the lights than I ever expected. This request would refurbish the sconce lights by the Collector's door on the west side of the building. The request includes refurbishing the brick patio on the west side. This will help to keep the water from penetrating into the basement. The baseboards are rotting as are the structural studs, which are rotting from the outside in. The architect wants to do it on the east side as well. The spacing makes the water seep to the wall of the building. The architect wants to keep that from happening in the future. Remember, there are no concrete cellars, and that's rotting as well. So keeping the water out is our main goal, and we will bid accordingly.

Frank Rezendes – Is because of the sandbags?

Jeffrey Osuch – It won't address the drain problem. It won't drain off of that lower level and it ends up coming right up to those doors. It all depends of the amount of rain, and we have had a lot of it lately. Also, the west face of the clock has stopped. The exterior gears have worn to the point where there is a slippage issue. We're going to try to reach the clock with the Ladder Truck. I've spoken to the Fire Chief and he will try. The goal is to get the west side of the clock and inspect the others. Finally, there is some maintenance work that needs to be done on the steps. That's normal for such an old building.

William Roth – You are requesting \$70K. The CPC could propose that the funding be from the existing fund balance so the money would be available immediately after Town Meeting and you would not have to wait until July 1st.

Jeffrey Osuch – I would have the architect put a bid package together for both sides. I think you should go to Town Meeting with accurate numbers rather than have the architect's estimates.

2. Fairhaven High School Renovations - \$172,655.00:

Paul Kitchen – The feasibility study has been done. Last year, we asked for \$190,000.00. We asked for a \$50K Mass Historical match. They have done a number of repairs. The application is for the southeast gable, which was broken up to 9 sections with a chimney. There are issues with some of the ornate limestone as well as the replacement of a few others. It's all masonry work. It's water infiltration primarily. The structure up top is steel and there is terra cotta. This is causing expansion and rust. There were experts on site. We would like to address the top of the gable, the chimney and expose some of the brick work, which would cost around \$100K. That's where we're going with our application. There is a structural steel crack in the east facing gable. It also exists on the west side as well. It's all limestone that is the issue.

Frank Rezendes – Are there any construction drawings showing the steel?

Paul Kitchen – We've got about 8 drawings that have been put on disc for us. The overall estimate to fully renovate the High School is about 4.7 million. (Mr. Kitchen explained some of the terms and costs used on the application.) Just the gutter line and slate is \$30K.

Cynthia McNaughten - Is this a pilot project?

Paul Kitchen – Just that one piece that's cracked. I'd like to put an application into Mass Historical.

William Roth – The architect's fee is 15%, which is quite high, and we're seeing this as a trend. Has that been negotiated?

Paul Kitchen – No. We could negotiate, but at this stage, they've done very good work. The project hasn't been bid yet.

3. Millicent Library – Exterior Envelope Restoration Project - \$86,525.00:

Debbie Charpentier – Shows the results of the Ground Penetrating Radar Project, which was funded by the CPC last year. There were about 203 graves found. So, there is possibility of approximately 100 available grave sites.

This year's application is to address water infiltration into the building, just like the two previous applicants. The total is \$86,525.00. There are many issues related to that that need to be addressed. I cut the drain pipes off at ground level, cap it and have the water roll away from the building because the drain pipes that go out to the street have collapsed and do not work. The plaster is bubbling out. The copper gutter is undersized and can't accommodate the water. This is a multifaceted project where we would wait about 3 or 4 months before starting in case there is more water filtration. As far as the architect's fee, I can talk to Mr. Booth. Both of last year's projects will have money coming back. We didn't need the lift or the camera.

4. Fairhaven Historical Commission – Academy North Façade Painting - \$4,560.00:

William Roth - There is a revised bid on the Academy Building.

Wayne Oliveira – The scope of the work is all the same. The bell tower refers to the interior corner. We've been dealing with rotted wood. We are very satisfied with our contractor.

5. Fairhaven Historical Commission – Fire Museum Exterior Repairs - \$4,800.00:

Wayne Oliveira – On the fire museum, we're looking to do the south side, clapboards and trim work. We also need to replace the shutters, which we plan to do within our existing budget. We might have some already that fit that size. We will definitely go wood. There's some electrical work as well. We've had water issues as well. Next year's bicentennial has an impact on the appearance of these old buildings.

There are plans to open up the Fire Museum in the future. It needs a few things before that can happen. We're working on it and this application will help with that.

6. Buzzards Bay Coalition – Nasketucket Bay Conservation Project - \$ 150,000.00: Brendan Annette and Allen Decker.

Brendan Annette – Reviewed an overall \$6 Million dollar project to protect hundreds of acres of land within Fairhaven and Mattapoisett. (Mr. Annette goes through his map with the Board). It is a complicated project that involves Federal, State, Local government grants as well as private funding. We are able to break the project down into smaller projects such as the Nasketucket Conservation Restriction we are requesting from you this year. It's expensive and will rely on \$750,000 in local funding, half from you and half from Mattapoisett over the next two years. The proposed closing is at the end of 2013.

William Roth – As I read the P&S, it does not allow you to piecemeal the project and purchase the Conservation Restriction this year and then seek funding for another portion of the proposal. The Town has a \$35K grant from the Buzzards Bay Project which has to be spent by June 2012 and if an extension is granted then by December 2012 or it goes away. I do not see how that Grant will be used if you cannot break the P&S into smaller individual purchases?

Brendan Annette – Without the federal grants, there is no project. So, we hope to hear from them soon.

William Roth – So, you haven't taken this project out of the P&S and made it a standalone project? There seems to be a contradiction with regards to the easement on the property. You also need an updated appraisal.

Brendan Annette – It would be contingent on getting a certain amount in grants.

Chairman Simmons – Thank you for coming tonight and explaining your project. Mr. Roth, are you prepared to discuss how much money we have available?

William Roth – I am still working on final numbers for you. However, I know that you do not have enough to fund all projects. I estimate that you have approximately \$343,600.00 in projected FY13 Receipts and then you also have money in the existing fund balances. I will have final numbers for your next meeting

Chairman Simmons – The bottom line is that if we don't fund the open space project, we can fund everything else.

William Roth – Based on the preliminary numbers I believe that is correct.

Chairman Simmons – We have historic buildings with necessary repairs and while open space is nice, it's not a priority between the two.

Rene Fleurent – I agree.

Andrew Jones – How are maintenance budgets for the Town building done?

William Roth – I can only speak to Town Hall. Town Hall has an annual separate appropriation of \$10,000 for maintenance and repairs.

Andrew Jones – I feel it should come out of the respective operating budget. Sooner or later, we will have to pick and choose between repairing these buildings and providing town services.

E. Other Business

1. Review 2011 Annual Report

William Roth – The report is similar to the one from last year. I have updated the figures and projects.

Ann Richard motioned to approve the report with corrections. Andrew Jones seconded. The vote was unanimous in favor. The motion passed.

F. Next Meeting January 12, 2012

There was a motion by Andrew Jones to set the next meeting date on January 12, 2012 and it was seconded by Ann Richard. The vote was unanimous in favor. The motion passed.

There was a motion by William Markey to adjourn and it was seconded by Terrence Meredith. The vote was unanimous in favor. The motion passed. Meeting adjourned at 8:26 pm.

Respectfully submitted,

James Pelland
CPC Recording Secretary