



COMMUNITY PRESERVATION COMMITTEE

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Fairhaven Community Preservation Committee November 17, 2021 – Minutes

1. Administrative Business

Chairman's Welcome Media Notification: Ann Richard, Vice Chair, opened the meeting at 6:30 p.m., welcomed all and read the revised Open Meeting Law Statement per the State of Emergency issued by Governor Baker with instructions that public hearings may be conducted remotely via zoom.

Quorum/Attendance: Present:

Ann Richard, Karen Isherwood, Carol Alfonso, Gary Lavalette, Roger Marcoux, Terrance Meredith, Beth Luey, Paul Foley. **Absent:** Jeff Lucas, Marcus Ferro.

Minutes:

Ms. Luey made a motion to approve the Sept 22, 2021 minutes and was seconded by Mr. Lavalette. The motion passed unanimously via roll call vote.

Correspondence:

Mr. Foley received a letter in regards to the creation of Pickleball Courts at Livesey Park and will include it in the December 8 meeting. Community Preservation Coalition also sent a letter in regards to the State Trust Fund matching contribution to the committee's finances and that information was set aside to be covered under Other Business for this meeting.

2. Public Hearings

There were no public hearings for this meeting, but there shall be hearings for the 5 CPC Applications discussed during this meeting at the December 8th meeting.

3. General Business

Preliminary Discussion of Eligibility and completeness of FY23 Applications Received:

During the introduction to the discussion, Mr. Foley made a general overview of the amounts requested as follows:

- Library Sidewalks Phase 2 - \$93,000
- Spring Street Firehouse Renovations - \$17,000
- Pickleball Courts at Livesey Park - \$240,000
- Whitfield-Manjiro Carriage House Repurposing - \$60,000
- BMX Paved Pump Track at Macomber Park - \$150,000

Total Request Amount: \$560,000 + Annual Admin. \$15,000 - \$575,000

Library Sidewalks Phase 2

Originally proposed in 2017 by the Select Board and Town Administrator before changing hands to the Department of Public Works. Funding was approved last year but a request for withdrawal was made by the Town Planner as the CPC funds appeared to be short.

Fairhaven's brick sidewalks are among the rare historic sidewalks that are CPC eligible, having been installed with the historic buildings and a similar restoration project was completed for the Town Hall sidewalks. This project is slated to cover William and Walnut Streets. It was noted that Walnut is in worse shape than William, but William gets more foot traffic.

Current bids for the project include \$24,000 for design & construction observation from GCG and the original 2017 bid from Joe Booth Architects estimates \$80,000 for each street and \$25,000 for resetting granite curb for \$185,000 total.

Vinnie Furtado from the Department of Public Works was invited to speak and elaborated on the history of the project. As he was eventually asked to spearhead the project he brought on GCG for the purpose of overseeing the installation. Mr. Furtado noted that costs may have gone up from the original 2017 proposal and if so, he will make plans to supplement the project with funds from the Chapter 90 program. Additionally, he has secured an extra \$20,000 to install a lightning conduit during the project so as not to dig up the sidewalks multiple times. As the earlier Phase 1 covered \$92,000, this Phase 2 would require \$93,000, be it purely from CPC funds or with some supplements from DPW.

Spring Street Firehouse Renovations

A proposal to restore the exterior of the 1839 firehouse at 2 Spring Street. Main items in need of repair are the shutters, the trim, and the clapboard on the exterior of the building. Mr. Foley noted that with historic projects repair is preferred over replacement if possible. Mr. Foley presented several photos of the firehouse to illustrate the areas in need of repair.

Current bids are \$14,829 for the painting and power washing from Empire Pro Painting. There is an additional \$400 bid from Signature Signs to possibly replace the sign on the front of the building.

Ms. Luey raised her concerns about the sign restoration and wished to receive a bid from a contractor well-versed in the restoration of historical signs.

Ms. Richard noted that while this is not the public hearing, there may be questions that the committee has about applications that could be answered before the December 8 meeting. With that in mind, she requested that Mr. Foley reach out to Wayne Oliveira of the Fairhaven Historical Commission for further information about the sign.

Action: Mr. Foley will forward the questions raised to Mr. Oliveira.

Pickleball at Livesey Park

Proposal for the creation of six pickleball courts at Livesey Park, with the revised plan to have the five courts run alongside the existing basketball and tennis courts, taking up 160 x 64 feet, and the sixth is slated to be placed horizontally just below the others and take up 64 x 34 feet. There is a particular note about the 2 to 3 foot grade change between the proposed court location and the existing play equipment on the west side.

To illustrate the current popularity of the sport, photos of from the Thursday October, 21 2021 pickleball meet-up at Fort Phoenix were shown, as were the hybrid tennis and pickleball courts at Cushman Park. Additionally, there are two private courts on West Island and the Fairhaven Rec Center will have 2 to 4 courts available this winter.

The current bid is \$201,256.80 from the Lawrence Lynch Corp.

After Ms. Luey inquired about the Planning Board's involvement with the project, Mr. Foley explained that at his request the applicants presented before the Planning Board for Chapter 65 review. The Planning Board did not make a recommendation either way and they believed the concerns about the drainage would presumably be handled by the DPW.

Mr. Lavalette made a comment about the proposed design, noting that having a single court that is positioned perpendicular to the others can be distracting and is not commonly done.

Mr. Foley also noted that the Planning Board made a point that the game could be loud but the applicants said that there have not heard any complaints from the residents close to the courts at Cushman Park. Following up from a previous meeting, Mrs. Richards inquired if there were plans to plant any trees to counteract the loss of green space.

Mr. Foley agreed with those concerns and added that he is concerned with paving over too much of the park. The applicants have spoken with the Tree Warden about planting three new trees in the park. Mrs. Richards suggested that the trees be planted on the west side of proposed courts to help to create a barrier.

Ms. Isherwood spoke to applicant Ken Pottel about planting these trees. Mr. Pottel arranged a meeting with Tree Warden Don Collasius about the types of trees and their locations and further details can be requested from them.

Mr. Lavalette suggested planting arborvitaes for the purposes of creating a screen, to which Ms. Richards suggested looking for possible native evergreens as an option.

Mr. Foley's suggested the Town should perform an analysis of how various recreational facilities are being used or not used. We may have facilities that are not being used because of their condition or because a sport has gone out of fashion. We need to determine what is being used before we continue to pave park land.

Action: Request information about the plans for trees ahead of the December 8 meeting.

Whitfield-Manjiro Carriage House Repurposing

Proposal to repurpose the carriage house at 15 Cherry Street to a Japanese cultural center, with a conceptual plan offered. The main question with this proposal is whether or not CPC funds can be used for interior renovations. CPC funds last year were used for exterior renovations to redo the shingles and install new doors, though the project is still under construction. The applicant, Whitfield-Manjiro Friendship Society, has secured 60% of the funding from other sources such as the Mass Cultural Council and a Cogshall Grant.

The current bid is \$60,000 from Charon & Associates Engineers.

During the introduction of the project, Mr. Lavalette put forth that CPC funds are to be used for exteriors of historic buildings, but not for the interiors. Mr. Foley and Ms. Richards noted that the question of whether any funds can go to the interior will be brought to the Town Counsel. Generally, CPC funds can only be used to acquire, preserve, rehabilitate, or restore historic buildings, so the question is if this project would fall under rehabilitation or if it is closer to a repurposing, which is generally only allowed for housing.

Ms. Richard suggested reaching out to Stuart Saginor of the Community Preservation Coalition for further information about this type of project on the topic of repurposing historic buildings.

Action: Reach out to both the Town Council and the Community Preservation Coalition for further information about if CPC funds can be applied to this project.

BMX Paved Pump Track at Macomber Park

Proposal to relocate and expand the current dirt track at Macomber/Pimental Park on Bernese Street away from the wetlands with a larger, paved track. Illustrations were provided by DirtSculpt and presented to show the concept for the new track alongside photos of the existing track.

Currently, the bids are \$4,000 from Pumptrax for the design and \$2,000 from DirtSculpt for the Sketchup files and mock-ups of the track on Google Earth.

Ms. Richards asked if the proposal had come before the Conservation Committee already. The applicant, Chip Hawthorne, explained that it had not. However, at the request of CPC, he had a site visit with Conservation Agent Whitney McClees. Based on her suggestion of planting native plants over the existing track once the new one is built, Mr. Hawthorne looked into Native Stems for the purposes of purchasing seeds.

Mr. Foley suggested that the project be presented to the Planning Board for Chapter 65 review. Ms. Isherwood followed up with her concerns about the completeness of the application given that this project would need to have a notice of intent submitted to the Conservation Commission as well as discussion before that Commission in regards to materials and reclamation plans.

A discussion ensued between Mr. Lavalette and Mr. Hawthorne about if the project at present could be approved by the Conservation Commission, as only a preliminary design concept was being presented and a more detailed one would be required before Conservation Commission approval.

Ms. Richards pointed out that part of the CPC application was to help fund the design process to make sure that the project would be in line with requirements from the other boards. She suggested that Mr. Hawthorne could meet with herself, Mr. Foley, or Mr. Lucas before the public hearing on December 8 for further discussion.

A follow-up discussion ensued between Ms. Richards and Ms. Isherwood about the CPC funding process and the timeline of the project extending out to July 2022. Near the end of the conversation, at the suggestion of Mr. Lavalette, Mr. Furtado noted that the Select Board has an engineering account of approximately \$2,000 that might be utilized for this project with permission. With that in mind, Ms. Richards made a note to seek further clarification for funding ahead of the February 2022 vote on the FY23 projects.

Mr. Foley requested further details about the maintenance plan for the BMX track ahead of the December 8 public hearing. He noted that the Pickleball Association has said they will have a fund from their members for the upkeep of their courts and also suggested a compromise that perhaps the existing skate park could be adjusted to make it a better fit to also accommodate BMX.

In the closing discussion, Mr. Lavalette voiced his encouragement for this project to receive either a grant or funding from the engineering fund to be able to make a strong showing before the Conservation Commission and Ms. Richards agreed with Mr. Foley's earlier suggestion of an inventory of the play facilities in town and parks and how they are being used or not used.

Action: Follow-up discussions between Mr. Foley and applicant Mr. Hawthorne ahead of the December 8 meeting.

4. Other Business

Preliminary Funding Review:

Mr. Foley covered the Community Preservation Coalition's finalized funds match as part of the FY21 funding review. Based on the FY20 numbers and an estimated 20% match from the State Trust Fund, the estimated FY21 surcharge and match was calculated at \$514,305.23. Combined with the existing CPA Fund Balances, that gave a total of \$1,008,048.32 in estimated funds.

The actual match from the State Trust Fund for FY21 came in higher at 39.4%. With the actual town surcharge at \$431,373 and the actual town distribution match coming to \$169,832, the final actual FY21 surcharge and match was \$601,205, \$86,900 over the original estimate. This means that the combined with the existing funds, there was a total of \$1,094,949.

Mr. Foley suggested that 20% continue to be used for the State Trust Fund estimate going forward in order to keep estimates conservative. He brought up that in Marion, the town tries not to appropriate any of the estimated receipt funds as a way of savings fund for the future.

Further details from the funding review, including information about the turn backs, will be presented at the December 8 meeting.

Action: Send the more detailed funding review information to the committee members ahead of the December 8 meeting.

5. Future Meeting Schedule

Next meeting is scheduled for December 8, 2021 for public hearings of FY23 Applications. Mr. Foley stated that the meeting will be advertised in the Fairhaven Neighborhood News and Ms. Richards made note to ensure Mr. Ferro's attendance.

Motion to adjourn was made by Mr. Meredith and was seconded by Mr. Marcoux. Meeting adjourned at 7:37 p.m.