

**COMMUNITY PRESERVATION COMMITTEE**  
**Minutes**  
**January 21, 2016**  
**Town Hall Banquet Room**

Mr. Lucas called the meeting order at 6:30 p.m. and noted the meeting was being recorded.

**A. ADMINISTRATIVE BUSINESS:**

Quorum/Attendance: Jeffrey Lucas, Chairman, Ann Richard, Cynthia McNaughten, Simone Bourgeois, Patricia Pacella, Frank Rezendes, Terrence Meredith, William Markey and Jay Simmons (arrived 6:40 p.m.).

Absent: None.

William Roth, Planning Director, was also in attendance.

Acceptance of Minutes:  
None.

CPC Bills:

1. Community Preservation Coalition – 2016 dues \$1,750.00.

Terrence Meredith made a motion to pay \$1,750.00, 2016 CPC dues and was seconded by Ms. Pacella. The motion passed unanimously.

2. Millicent Library - #2 Final, Folan Waterproofing, Inc., \$66,686.55.

Ms. Bourgeois made a motion to pay Folan Waterproofing, Inc., \$66,686.55 and was seconded by Mr. Rezendes. The motion passed unanimously.

**PUBLIC MEETING:**

Mr. Roth indicated Mr. Brendan Annett with the Buzzards Bay Coalition is here and has requested to discuss the open space article first, since he has to leave early for another meeting.

Mr. Roth to review memo RE: Open Space and Community Housing. Mr. Roth read email dated January 14, 2016, into the record. Mr. Roth indicated if they fund Open Space, Community Housing and recreation applications, \$242,400 in FY17 receipts that can go towards Historic Preservation. It is recommended to spend no more than \$77,000 undesignated balance and has \$320,000 on historic projects or reserve for future years.

Mr. Roth said existing balances in existing accounts Open Space has \$101,730, Community Housing has \$20,480.57, Historic Preservation has \$366.02 and Undesignated Balance has \$107,079.06 and has been verified with the accountant. Town surcharge estimate is \$323,000, does not reflect abatements, conservative side is \$300,000. Mr. Roth recommends using a 20% match figure and is recommending that FY17 estimated receipts to spend or reserve is \$360,000 and also reserve or spend a minimum of \$50,000 in each category out of estimated receipts.

Mr. Roth reviewed 3 different options.

Jay Simmons entered at 6:40 p.m.

Mr. Roth noted they did not have to spend it all this year and they could reserve for next year.

Mr. Lucas noted on the Community Preservation Coalition website, they indicated a first round match of 29.7 State Fund. Mr. Roth noted that was last year's, but is still recommending 20%.

Mr. Roth said his recommendation is if they choose to fund Buzzards Bay Coalition, that it be contingent that Mattapoisett have proportionate equal share. The request of \$80,000 with \$15,000 toward the parking lot, leaves \$65,000 for Mattapoisett to match. The property is in Mattapoisett and benefits them. (Discussion ensued.)

Mr. Lucas presented the Administration fee of \$12,600.

Mr. Simmons made a motion to fund \$12,600 out of FY17 Estimated Receipts and was seconded by Ms. Pacella. The motion passed unanimously.

Mr. Lucas presented Open Space project. Mr. Lucas noted the Conservation Commission voted unanimously to support the project and will be the holders of the restriction.

Ms. Richard made a motion that they ask for \$50,000 from FY17 Estimated Receipts and \$30,000 Open Space existing fund balance, total of \$80,000 pending approval from the Town of Mattapoisett contingent on matching funds of \$65,000 and was seconded by Mr. Meredith. The motion passed unanimously.

Mr. Lucas presented the Community Housing – Fairhaven Housing Authority, Dana Court Housing Project, \$50,000 FY17 Estimated Receipts. (10% satisfies commitment to Housing for the year.)

Mr. Meredith made a motion to set \$50,000.00 from FY17 Estimated Receipts for Dana Court Boiler Project and was seconded by Ms. Pacella. The motion passed unanimously.

Mr. Lucas said the Planning & Economic Development Department is seeking \$25,000 to fund the Housing element for the new Master Plan for the Town.

Mr. Roth said if it gets passed and the Article that the Planning Board is forwarding for \$85,000, which will be submitted to Selectmen tomorrow does not get approved, it can sit, be passed over with a vote or approve it, which has 2 years before expiring. That would give the Planning Board time to find a way to fund the other portion.

Mr. Lucas said \$5,000 out of FY17 Estimated Receipts, \$20,000 out of Community Housing Existing Fund balance for total of \$25,000.

Mr. Simmons made a motion to fund the Planning and Economic Development for Housing Element Master Plan, \$5,000 FY17 Estimated Receipts and \$20,000 out of Community Housing balance and was seconded by Ms. Richard. The motion passed unanimously.

Mr. Lucas presented Recreation and the Bikeway Committee \$1,000 for bike racks.

Mr. Roth (who is on the Committee) noted the Committee met with him and Matt Coes and the tree warden and they identified areas where they would exactly go. They are not anywhere near where any trees are being planted. They are in the vicinity of the No Parking signs or light poles, which avoided opening doors. The rule of thumb they are going to use is, the bike rack 2/3 from the street. It will not affect the doors and the light poles are close.

Mr. Lucas said two in the front and one on Walnut Street and one on William Street.

Mr. Roth said Mr. Coes met with the Historic Commission. The rack will go further towards the handicap area on the edge, avoiding doors and it is closer to the back door.

Ms. McNaughten said there is no Williams Street. It is William Street.

Mr. Simmons made a motion to fund the Bikeways Committee request for \$1,000 for bike racks at the Town Hall from Open Space Fund Balance and was seconded by Simone Bourgeois. The motion passed unanimously.

Mr. Roth noted since it is 100% funded out of existing Fund Balance it goes to the Special Town Meeting Article.

#### Historic Preservation

Mr. Lucas presented Historic Preservation and noted the request is for more funds than are available.

Mr. Roth said Debbie Charpentier gave her revised quote. If the chimney is taken out, it would go from \$159,000 to \$139,000.

Debbie Charpentier, Facility Manager of Millicent Library was present and noted they will be taking off the west chimney, which is a \$20,000 reduction and is minimal. The area would need to be re-staged this year and next. It would be for terracotta replacement.

Mr. Lucas said it would be a desire to have it done and Ms. Charpentier said it would be.

Mr. Simmons said it would be simpler and cost less in the long run to do the project now and Ms. Charpentier confirmed it is. Mr. Meredith agreed with Mr. Simmons.

Mr. Lucas presented the Academy Building and a new estimate. Mr. Roth said the figure he is using is \$45,000. There is an estimate of \$54,000 and \$43,000. Mr. Roth said this will still have to go out to be bid if approved. (Discussion ensued.)

Mr. Lucas said there was a letter re: the historic paint.

Dave Despres of the Historical Commission was present and said the new low estimate is \$43,000 and noted it could be broken down into 2 years. They could do half and half if don't have the full amount.

Mr. Lucas said it was kind of late to do that.

Mr. Despres said they would do the south and west this year and north and east next year.

Mr. Simmons asked if the funding source would allow them to do additional projects if they took it out of different sources and Mr. Roth said it would depend. (Discussion ensued.)

Ms. Bourgeois asked if they were to utilize the money from not doing the chimney would they be able to do Fairhaven Academy Building and Mr. Lucas said they could. Ms. Charpentier said one is being worked on.

Mr. Simmons said if they don't do the chimney they will pay a premium to re-stage.

Al Benac, Vice Chairman of the Historical Society asked what is being done with the building and Mr. Roth said they are removing the clapboard and adding shingles, siding and painting.

Mr. Lucas said there is an option to do half.

Ms. Richard clarified that the Historic Commission is satisfied with just doing half of the project this year and that is what they are discussing.

Mr. Meredith said they cannot count on the getting funded in two phases from this Committee or the Town Meeting and they should probably deal with the whole issue this year.

Ms. Bourgeois said there was suggestion sent by Ms. Valandry and Mr. Lucas noted it is not what the project is asking for.

Mr. Simmons asked if splitting the Academy project in half allow them to increase total projects this year and Mr. Lucas said they are going down the list to review figures.

Mr. Lucas presented the Library Side Walk project

Mr. Roth reviewed the different ways they could do the project. Ms. Delano contacted him and he contacted the architect and was told the \$175,000 was for the full width and to reduce with width, would reduce the cost by \$10,000. (Discussion ensued.)

Mr. Lucas noted that was not what was within the scope of the application. Mr. Roth said they could note it in the motion.

Mr. Simmons said he would like to see the full width of the library sidewalks.

Mr. Lucas presented High School, \$70,000 is in tandem with a 2-year request, so use it or lose it.

Mr. Roth said, again, it is the cost of staging.

Mr. Lucas said the Academy Building has options.

Mr. Simmons said he would like to vote for Option 1, putting off the library sidewalks for one year and getting time-sensitive projects done now.

Ms. Richard suggested going through a vote and feels it needs to be done now.

Mr. Lucas, Mr. Simmons and Ms. Richard feel the library exterior restoration should be done this year.

Ms. Richard and Mr. Simmons feel digitizing is important and if it can be funded this year.

Ms. Richard feels they should not reserve money in that account for next year.

Mr. Lucas asked regarding long-term costs and Ms. Charpentier said the Town would not be paying anything. It would be affiliated with the Library website, The Library would pick up all the hosting and maintenance fees. She currently does not even have a microfilm machine and people have to lug out huge books and only one person can access at a time. She asked Mr. Roth about the project she just closed and Mr. Roth said it has no bearing on it.

Ms. Bourgeois asked if they could afford the High School, the Library exterior restoration project and the Academy Building. Mr. Roth said Option 1 – replace the sidewalks with the library, the digitizing and Academy Building, which would leave a balance. (Discussion ensued.)

Ms. McNaughten and Mr. Lucas said the high school is time sensitive and needs to get done.

Mr. Roth indicated if you do library and sidewalks, nothing else gets done and takes it below what it is recommending, but wanted to present that option.

Mr. Lucas reviewing Option #3.

Mr. Simmons feels they should be doing a mix of big and small projects.

Mr. Lucas said it seems as they are leaning towards Option #1 and replacing sidewalks with the Academy Building and asked the Board if that is where the Board was leaning. Ms. Pacella said she agrees. Mr.

Meredith also agrees and feels the sidewalks can wait. Ms. Bourgeois agrees going with Option #1 as well.

Ms. McNaughten would like to look at Option 2 and Mr. Roth said that would take it below what he is recommending and he is recommended taking no more than \$77,000 from Undesignated Fund Balance and Option 2 would take \$91,000.

Ms. Richard made a motion for Option #1 with amendment Fairhaven High School North Elevation \$70,000 from FY17 Estimated Receipts and was seconded by Mr. Pacella. The motion passed unanimously.

Ms. Richard made a motion Library Restoration Phase 3 of \$159,000 from FY17 Estimated Receipts and was seconded by Ms. Pacella. The motion passed unanimously.

Ms. Richard made a motion for the Fairhaven Library Star Newspaper Digitization Project \$31,000 from Undesignated Fund Balance and be Article at Special Town Meeting and was seconded by Mr. Meredith. The motion passed.

Ms. McNaughten is opposed.

Ms. Richard made a motion for Fairhaven Historic Commission Academy Building Exterior Siding Project \$45,000 of which \$13,400 from FY17 Estimated Receipts and \$31,600 from Undesignated Fund Balance was seconded by Ms. Pacella. The motion passed.

Ms. McNaughten is opposed at this time and said they voted on Option 1 rather than individual items as they did not vote on the sidewalk.

Mr. Simmons said Ms. Richard had replaced the library sidewalks with the library exterior.

Ms. Bourgeois agrees with Ms. McNaughten.

Ms. Pacella made a motion to fund the sidewalk projects and was seconded by Mr. Lucas. The motion failed, 1-6.

### **C. OTHER BUSINESS:**

1. Community Preservation Coalition 2015 Year in Review – The Committee reviewed the 2015 report to go in the Town Meeting Book.
2. Mr. Roth said he received at beginning of meeting a resignation letter from Jim Souza, who is an original member. This was his last meeting and he is resigning for personal reasons. Mr. Roth will be submitting Resignation Letter to the Town Clerk and there will be a vacancy. Mr. Roth and the Board thanked Mr. Sousa for the 10 years of service.

Mr. Roth said he did not anticipate a meeting before the May Town Meeting but if there is something that needs to be corrected or an emergency, he would schedule a meeting.

Mr. Meredith made a motion to adjourn and was seconded by Ms. Richard. The meeting adjourned at 7:53 p.m.

Respectfully Submitted,

Tracy White, Recording Secretary