

COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
JULY 17, 2008

PRESENT: Walter Flynn, Chairman
Arthur Mathews, Vice Chairman
Adrienne Gowen, Clerk
James Cunningham
Stephen Ford
Christopher Hannan

NOT PRESENT: Thomas Curtis

ALSO PRESENT: Robert Luongo, Economic Development Planner
James Clarke, Director of Planning and Community
Development

RECORDING SECRETARY: Christine Callbeck

Chairman Flynn called the meeting to order at 7:00PM and noted that Thomas Curtis would not be present.

MINUTES

Chairman Flynn waved the reading of the minutes.

PROJECT UPDATES

Whitman's Pond

Mr. Clarke reported that the harvester is at work at the pond and provided photographs for the Committee of the harvester working at the main cove. The work will take three days to complete. Next Monday, a hydro-rake will work on pulling the roots of the lily pads out of the pond.

Mr. Mathews reported that the harvester is doing a good job. Mr. Mathews reported that the Department of Public Works received a three year permit for the work to be done on the pond. Mr. Mathews reported that one of the working days was used to complete a study that the Conservation Committee ordered on the plants that are in the pond, so that the Conservation Committee would know what they were cutting. Mr. Mathews stated that the best scenario is to follow up the harvester work with an herbicide application.

Mr. Clarke stated that the work will be focused on the main cove because the west cove is so bad it will need chemical treatment. Chairman Flynn asked why the Conservation Committee delayed the work by doing the study. Mr. Mathews stated that it was part of the Conservation

Commission agreement with the harvesting firm. Chairman Flynn stated that the project being handicapped by another Town agency not coordinating the work with the Committee was not the best use of the harvester's time. Mr. Clarke stated that he is not sure that the Chairman's comment was accurate and will check and get an answer back to the Chairman.

North Cemetery

Mr. Clarke reported that he has spoken with the President of the North Cemetery and they will be withdrawing their request for work to be done on the gate. The President stated that the Eagle Scout group will be working with the cemetery to get the work done as a project.

Main Street Project

Chairman Flynn reported that the Budget Management Committee of the town Council met on Monday evening to consider the Main Street Project. Two councilors were opposed and one councilor has significant questions regarding the project and its location and proximity to similar facilities in that area of Main Street; they subsequently requested that the project principals meet with the Budget Management Committee.

Abigail Adams House

Mr. Clarke reported that the architect began work several weeks ago and met with the President of the Society and its board members and discussed what their needs are. This week they will be out at the site for a day doing the full assessment.

Cemetery Study at Reed and Elmwood

Mr. Clarke reported that the study is moving forward and can be viewed on WETC. The Commission is very pleased with the study. The Commission anticipates having the study available in the late summer.

Central Field - Request for Study

Mr. Clarke reported that because he is aware that the request for a study of the condition of Central Field raised questions as to its applicability, due to its recreation aspect, he has forwarded the request with a letter to Mr. Wilson and Solicitor Lane asking for their opinions. Mr. Clarke hopes to have the answer for the August meeting.

Pavilion

Mr. Luongo stated that the O'Sullivan Pavilion project has been changed to a metal frame with a canvas structure. The project has received three quotes for the acquisition and installation of the pavilion. The quotes were over \$25,000 so the project has to go out for bid. Mr. Luongo has prepared a draft request for bid for the Recreation Department. The project requests three replacement canvas coverings and the project total is \$30,000-\$40,000. Mr. Clarke stated that the question now remains if they should go out for bid in the fall and install in the fall with a better bid due to low work and put the canvas on in the spring.

43 Bicknell Road

Mr. Clarke reported that Mr. Luongo would pass out a memo regarding the archeological study being done at 43 Bicknell Road. Mr. Luongo reported that Barbara Donohue stated that applying

for an archeological study permit can take up to 15 days and as soon as she receives the permit she can start the work.

Bike Racks

Mr. Clarke reported that the bike rack project has been completed and the check was processed.

Herring Run Pool

Mr. Clarke reported that the contract has been prepared. ICON Park Design is the designer of the pool and a notice to proceed has been sent out.

Fogg Library

Mr. Clarke reported that Jeff Richards, Jim McKinnell and Gale Trackenburg are all present to discuss the preliminary cost estimates of the proposed interior repairs and renovations. Mr. Clarke stated that Joanne Lamont would have been present as well but broke her foot today.

Mr. McKinnell stated that what the Committee is reviewing is a preliminary cost estimate to clean up and make the necessary repairs and add a/c with wall packs; clean and tune the boiler; electrical will get a service upgrade; environmental abatement which includes removing windows; paint of lead; plaster and paint and remove affected areas; coat the woodworking; furnishings including redo floors, carpet, seating, etc.; handicap access via the basement entrance (code is triggered by the amount of money to be spent on the building) and all work to the exterior is exempted when kicking up the handicap access; handicap toilets in basement; installation of a lift unit from basement to the first floor (office area) (could go two floors but two lifts would take up a lot of room).

Mr. Mathews suggested a chair lift from the main floor to the second floor. Mr. McKinnell feels too bulky, rarely used, and any sort of chair lift would impact the beauty of the current stairs. Mr. Mathews asked if four a/c units will cool the building sufficiently. Mr. Richards' answered yes. The proposed a/c unit is a high efficiency device with less bulk outside of the building. Mr. Mathews asked when the boiler was last replaced and what is the cost to replace this type/size boiler. Mr. Richards stated 15 years ago and he is not sure the estimated replacement cost. Mr. Mathews observed that the door at the basement/handicap entrance door is severely damaged and asked if the estimate included work in that area of the building. Mr. Richards answered yes.

Chairman Flynn asked if this cost estimate is a rough estimate and could it possibly be more in the area of \$750,000. Mr. Clarke stated yes, this is a scope with a magnitude of what it could cost. Chairman Flynn suggested that \$2,500,000 is a good estimate for the interior and exterior and that this is a good time to do the interior work. Mr. Clarke agreed that it is fair to say that based on what he knows that 2.5 million is a good enough number to be working on. Mr. Clarke suggested moving forward on the exterior because it is important to protect the building and look at multiple numbers of sources to help with the interior repair costs. Chairman Flynn suggested contacting the Fogg family regarding funding. Mr. Mathews asked if CDBG could help with the handicap accessible door. Mr. Clarke stated that there is currently a lot of pushback at the Boston office of CDBG regarding handicap issues but he would still be interested in asking.

Mr. Clarke stated that he spoke with Mr. Wilson regarding a multiyear allotment of funds and Mr. Wilson thinks it is doable. Mr. Clarke asked for the sense of the Committee regarding the exterior repairs of the building. Discussion ensued regarding bonding and CPA being voted out by the citizens. Mr. Clarke stated that he would discuss the Committee's questions with Mr. Wilson and report back at the August meeting. Mr. Clarke stated that the Committee should be clear that the idea is a short term bond, something between 2-4 years; he is not advocating a 10 year bond. Mr. Ford asked if the LNR money is a definite or a maybe. Mr. Mathews stated that the host community agreement is still intact and is awaiting information from the Navy. Mr. Mathews advised that when the money comes in the Mayor has a priority list. Mr. Clarke suggested that the CPC could authorize the funds now and when the LNR funds come in CPC could be reimbursed. This would work like the bike rack project. Mr. Ford suggested that this would be a good opportunity to show an example of something positive done with the CPC funds.

Chairman Flynn stated that Mr. Clarke needs to get a sense of the Committee's feelings on the project and report back to Mr. Wilson. Mr. Wilson will then draw up an estimate of what to pay and how to pay. Chairman Flynn advised the Committee that some members of the Town Council are dead set against bonding anything and this project will only pass by a two-thirds majority vote of both the CPC and the Town Council.

Mr. Mathews stated that he supports the project and it is one of the most historic projects in the Town. Mr. Mathews stated that he too is against bonding because the Town could get more strapped next year. Mr. Mathews stated that he does not like the term bond, he prefers bond payments. Mr. Mathews asked if the Committee could see a list from Mr. Wilson where CPC is at with funds. The CPC operating funds are down 5% due to lost matching funds and next year the match could be as low as 35%. Mr. Clarke stated that the sense of the Committee seems to be to go to the next step and ask Mr. Wilson to prepare a status of CPC funds report; ask Mr. Wilson to attend the next meeting and prepare options for the Committee to look at.

Mr. Mathews asked what does the building need to be water-tight for winter. Mr. Clarke stated that they spend a lot of time figuring out if the project could be phased. The answer was the work needs to be done now.

Chairman Flynn asked Mr. Mathews if he is aware of the Mayor's priority list of projects. Mr. Mathews stated that he feels that when the Town receives the money the first project will be Legion Field. The second project would probably be Fogg Library but he does not want to speak for the Mayor. Mr. Mathews advised the visitors: Mr. McKinnell, Mr. Richards and Mr. Trackenburg that their expertise would be helpful at the public hearing and with the public.

Chairman Flynn asked the Committee members to give him a sense of their feelings on this project. Mr. Cunningham asked if CPC could get the ball rolling on the repairs without exhausting all of their funds. Mr. Mathews stated that 1.7 million is needed for the exterior repairs; \$380,000 has already been allocated by CPC; \$430,000 allocated by LNR; \$130,000 allocated by historic preservation; the difference is \$758,000. CPC has \$950,000 in their general

reserve fund balance. Mr. Mathews stated that CPC could get \$100,000 each year for two years leaving a balance of \$500,000.

Mr. Clarke stated that he will report to Mr. Wilson the Committee's question is can CPC cover the obligation of the 2008 contractors. Mr. Clarke reminded the Committee that the 2009 revenue will be here on July 1, 2009.

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on August 21, 2008 at 7:00PM.

EXECUTIVE SESSION

Mr. Mathews made a MOTION to go into EXECUTIVE SESSION for the purpose of considering the purchase, exchange, lease or value of real property, and to reconvene in OPEN SESSION. Mr. Cunningham SECONDED the MOTION and on a roll call vote it was UNANIMOUSLY VOTED.

ADJOURNMENT

At 8:50PM, there being no further business, a MOTION was made by Mr. Mathews to ADJOURN and SECONDED by Mr. Hannan. UNANIMOUSLY VOTED.

Approved by: _____
Walter H. Flynn, Jr., Chairman

Dated: _____