

## MINUTES

March 24, 2010

Members present:   Howard Baker-Smith, Chairperson  
                          Jacquelyn McDonald, Vice Chairperson  
                          Mark Lawton  
                          Stuart MacGregor  
                          Chris Markey  
                          Kevin Shea  
                          John Sousa  
                          Lisa Tavares  
                          Nancy Thornton

The meeting was called to order at 6:34 p.m.

Mr. Baker-Smith introduced two new Committee Members. Kevin Shea is the new at-large Member, filling the vacated seat of Barry Walker. Chris Markey is the new Housing Authority representative, filling the vacated seat of Charles Sisson. Committee Members made introductions.

Motion:

Ms. McDonald made a motion to approve the minutes of the February 2, 2010 meeting. The motion was seconded and approved by an 8-0 vote. Ms. Tavares was not present for the vote.

Mr. Baker-Smith circulated two invoices for review. One invoice was from TTL-Architects for work done on the Historic Building Inventory, Phase II, in the amount of \$1,160. The second invoice was from the Community Preservation Coalition for annual dues in the amount of \$2,500.

Motion:

Ms. McDonald made a motion to approve payment of the invoices from TTL-Architects and The Community Preservation Coalition. The motion was seconded and approved by an 8-0 vote. Ms. Tavares was not present for the vote.

Mr. Baker-Smith reminded Committee Members about the on-line Conflict of Interest Orientation.

A request has been made for a CPC Member to be appointed as a delegate to the Agricultural Preservation Trust Council. Mrs. Thornton volunteered to fill the position for one year.

Project updates were reported. The Cornell Farm Project is awaiting final approval of its conservation restriction. A draft restriction was sent to and approved by the State. The Selectboard must vote the final approval. The former State Police Barracks Acquisition Project is awaiting legislative approval for sale as a surplus property. Once that passes, the property will be cleared for sale to the Housing Authority. Mr. Markey anticipates the legislation will pass in March or April, 2010.

The Committee reviewed and discussed a financial report from the Town Accountant. Mr. Baker-Smith circulated a financial report and budget projection that he compiled. The documents were discussed. The estimated State match for FY 2011 is 31%. Mr. Baker-Smith stated that there will not be adequate money available to fully fund all the projects before the Committee.

Ms. Tavares joined the meeting at 7:06 p.m.

The discussion continued regarding the financial reports. Mr. Baker-Smith stated that borrowing will not be possible for this funding round. Mr. Lawton asked if there are guidelines as to how much money should be left in the reserves. Mr. Baker-Smith stated that there are no specific guidelines but that there needs to be a balance between holding on to funds and serving the community with the surcharge revenue it has invested.

Eight proposals for the June funding round were discussed.

#### STONE BARN FARM STABILIZATION, RENOVATION AND RESTORATION PROJECT

The Massachusetts Audubon Society is seeking \$750,000 – \$950,000 to stabilize, restore and renovate three historic structures at the Stone Barn Farm to create community meeting and education space as well as meet the future needs of Allens Pond. The Committee will ask the applicant how it could phase the project. The Society received a CPA grant from the previous funding round to develop plans for work needed on the property. The historical assessment portion remains undone. The applicant will be asked to present the plans it has, as well as report its expectations for the historical assessment.

Mr. Sousa wants to know what is needed for emergency stabilization. He feels that that specific work should come first and then the work of less urgency be done later over a period of 3-4 years. Ms. McDonald wants to know how far along the historical assessment is. Mr. Markey wants to know if Mass. Audubon could contribute toward the project. The applicant will need to show proof of Title V compliance and will be asked what they feel the consequences will be if the project is not funded.

#### DARTMOUTH YMCA GULF HILL DAIRY COMMUNITY PRESERVATION PROJECT

Mr. Markey stated that his sister works for the YMCA and that her duties include fundraising. He stated that he has not discussed the application with her.

The Dartmouth YMCA is seeking \$300,000 to preserve and restore the former Gulf Hill Dairy Barn. The Historical Commission has confirmed the building has historical significance. Mr. MacGregor wants to know how other work that has been done over the past nine years has been funded as well as how the structure has been maintained. He also wants an explanation of what the applicant's planned use is once the project is complete. There is a conservation restriction on the property. The CPC may seek a historic preservation restriction as well, should the project be funded.

Mr. Markey asked if roof replacement is allowable under the Community Preservation Act. Mr. Baker-Smith stated that if a structure has deteriorated to a point where it requires such work in order to preserve and restore it, it is allowable. The applicant will be asked to show proof that the proposed work has been certified by the Massachusetts Historical Commission.

Mr. Sousa wants all applicants to be asked to state what they feel the consequences will be if funding is denied. Mr. Baker-Smith stated to the Committee that the questions that will be posed in the letters to individual applicants are not the limits of what the Members may ask at the public hearing.

#### DARTMOUTH COMMUNITY PARK

The Town of Dartmouth Department of Parks and Recreation is seeking \$158,000 for Phase I of the development of a community park on a parcel located between the Southworth Library and the Cushman School. Phase I includes the building of a student drop-off loop for the school. Mr. MacGregor questions whether this is allowable under the Act. Town Counsel will be consulted. Mr. Sousa feels this portion of the Phase benefits just the Cushman School and that the School Department should be responsible for the work. Ms. Tavares stated that the land for the proposed site will be taken over by the Parks Department and will never be used for development by the school or library. She further stated that Phase I must happen in order to launch the kindergarten program, but it is also necessary to create the park. The school will need a playground, but the new park would provide a multi-faceted, ADA compliant area which the entire community may utilize.

The creation of the park will be multi-phased. Some members suggested considering funding Phase II and not Phase I. The design of the play area is in question. Mr. Sousa gave an explanation he received at a Planning Board meeting. Also, there will be a loss of parking spaces with the creation of the loop. The Fire Department will need to approve the design. There is a concern about the close proximity to wetlands.

#### DOMINICAN SISTERS FARM CONSERVATION RESTRICTION

Minutes – March 24, 2010

The Dartmouth Natural Resources Trust is seeking \$30,000 to acquire a conservation restriction on a parcel located on Tucker Road owned by the Dominican Sisters. Ms. McDonald questioned whether the farmland could be protected with an agricultural preservation restriction rather than a conservation restriction. The CPC will request a copy of the appraisal. The restriction being sought will accommodate the existing agricultural use. Mr. Shea questions whether an APR can be funded with CPA funds. Mr. Baker-Smith will submit the question to the Community Preservation Coalition.

The meeting was suspended for a break at 8:02 p.m. and reconvened at 8:11 p.m.

#### AKIN HOUSE—CONSTRUCTION OF AN ADA COMPLIANT ACCESS RAMP

Dartmouth Heritage Preservation Trust is seeking \$62,593 to construct a means of public access to the east side of the Akin House. Ms. McDonald asked how constructing the ramp will impact the historic nature of the building. Mr. Baker-Smith stated that there is an exemption in historic preservation guidelines to allow for ADA compliance. Mr. MacGregor wants to know what the parking implications will be. Ms. McDonald and Ms. Tavares question what other fund raising has been done. Ms. Tavares questions what the future use of the building will be and how it will be sustained long term. Mr. Markey is concerned about the ability of physically challenged individuals to navigate the interior of the House.

Ms. McDonald wants to know if any of the proposed work can be done by vocational students. Mr. Baker-Smith will ask for the status of the business plan that was funded in the previous grant. Ms. McDonald feels the plan should be completed before any more funds are awarded. Mr. Baker-Smith will ask what the rise on the ramp will be.

#### PRESERVATION OF TOWN RECORDS AND STORAGE SYSTEM

The Dartmouth Town Clerk is seeking \$75,508 to store and preserve Town records dating back to the early 1700's. Ms. McDonald feels the project could be done in phases. Mr. Sousa questions if the project falls within the guidelines of the CPA. He also questions if the Town is obligated to maintain its records. If it is, he feels the Town should pay for it with funds other than CPA. Mrs. Thornton wants to know where the records will be kept and what the public access will be.

#### PASKAMANSETT PARK PHASE II

The Dartmouth Conservation Commission is seeking \$150,617 to acquire a portion of a parcel adjacent to the Paskamansett Park. Mr. MacGregor questions funding the catch basin. It will need to be determined if the catch basin is the responsibility of the Department of Public Works or of the land owner. The price of the land is high in the opinion of some members. A Minutes – March 24, 2010

current appraisal is needed. Mr. MacGregor questions the necessity of building a stone wall and wants to ask the applicant if it has sought alternatives.

There is a 50-foot section of land that is not part of the acquisition. CPC will ask if the owner has been approached about selling the parcel. If the land cannot be purchased, then can an easement be obtained. Mr. Baker-Smith wants a breakdown of the \$23,000 request for the catch basin installation.

#### RUSSELLS MILLS LIBRARY RESTORATION & ADAPTIVE REUSE – PHASE I

The Town of Dartmouth is seeking \$55,000 to develop a plan for the restoration and reuse of the Russells Mills Library. The application references a capital improvement study completed by Dyer Brown South Coast Architects in 2006. Mr. Baker-Smith wants to know how the applicant derived the estimate for the plan it is requesting and the breakdown of the scopes of work. Ms. McDonald wants to know if the building contains any hazardous materials.

Mrs. Thornton understands the application to be a request for funds to stabilize the building. She stated that the building is deteriorating and needs stabilizing before a future use can be determined. CPC wants to know how the proposed plan will be different from the study by Dyer Brown. Mr. Baker-Smith interprets the application to be solely for plan development. No stabilization work can take place using CPC funds should this grant be awarded.

All applications will be forwarded to Town Counsel for review. There will be a public hearing on April 7. Mr. Baker-Smith will send e-mails and follow-up letters to all applicants inviting them to the public hearing and asking them some of the questions raised by the Committee. CPC would like to do site visits at the Stone Barn Farm and Akin House.

#### Motion:

Ms. McDonald made a motion to adjourn. The motion was seconded and approved by a 9-0 vote.

The meeting was adjourned at 9:17 p.m.

Respectfully submitted,

Susan D. Dorschied  
Administrative Clerk

Approved,

Howard Baker-Smith  
Chairperson