

## MINUTES

April 7, 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 6:32 p.m.

Motion:

Mr. Sousa made a motion to approve the minutes of the March 24, 2010 meeting. The motion was seconded and approved by an 8-0 vote. Ms. Tavares was not present for the vote.

Mr. Baker-Smith read a letter from Christina Styan relative to the Apponegansett Meeting House Project.

Mr. Baker-Smith read a letter from the Dartmouth Heritage Preservation Trust withdrawing its application for the Akin House.

Mr. Baker-Smith expressed suggestions he has for improving the Dartmouth CPC's Web site by posting CPC financial statements and project information.

Motion:

Ms. McDonald made a motion to open the meeting to a public hearing. The motion was seconded and approved by an 8-0 vote. Ms. Tavares was not present for the vote.

The public hearing began at 6:39 p.m.

Mr. Baker-Smith explained the public hearing process to the audience.

Ms. Tavares joined the meeting at 6:41 p.m.

Six proposals were presented.

STONE BARN FARM STABILIZATION, RENOVATION AND RESTORATION PROJECT

The Massachusetts Audubon Society is seeking \$750,000 to \$950,000 to stabilize, renovate and restore three historic structures located at the Stone Barn Farm. Stuart Weinreb, Director of Capital Assets & Planning for Mass. Audubon, spoke on the project and responded to questions previously asked in a letter from the CPC. If the project had to be phased, Mr. Weinreb said that the Society would prefer to do the Stone Barn and tractor barn first as Phase I. The resident caretaker currently lives in the Stone Barn and will need to be relocated. An apartment in the tractor barn is proposed. Work on the Fernandez House would be the second phase. If the project had to be phased into three parts, Stone Barn would be done first. Mass. Audubon has expended more than \$1.4 million on the Stone Barn Farm property, which sum includes its acquisition and various repairs and improvements. The property did not come with an endowment. A new septic system was installed last year. It would support the uses the Society intends for the property. If the project was not funded, no significant improvements could be made. The caretaker will need to vacate his residence in the Stone Barn before the winter due to its structural deficiencies. No public access could be allowed in any of the structures. The trails would be maintained.

Public support was voiced. A resident asked what public uses Mass. Audubon plans for the property. Mr. Weinreb stated that the first floor of the Stone Barn would contain a large open space, rest rooms and a kitchenette. The space could be used for functions such as school trips or art gallery shows. The tractor barn would be for equipment storage and the caretaker's residence. The Fernandez house would contain offices and a small meeting space. Summer interns could reside upstairs.

Town Counsel had been consulted about the project as it relates to the Community Preservation Act. The work proposed is eligible under the Statute. The restoration work must protect the historical integrity of the buildings. Future funding cannot be committed.

Ms. McDonald asked Mr. Weinreb what would happen if only the work on the Stone Barn is funded at this time. He said that the caretaker would have to vacate the premises leaving no on-site presence. Their property insurance could be affected. Mr. Markey suggested working on the Stone Barn and Fernandez house as Phase I. The caretaker could use the house as a temporary residence. Mrs. Thornton stated that the Historical Commission approves the plans. Ms. Tavares inquired about the property's revenue generating capacity to fund its upkeep. Mr. Weinreb said that the property is sustained with program revenue, gifts and grants. Mr. MacGregor asked for clarification of the estimated cost range. Mr. Weinreb said that it was difficult to determine a specific cost for the entire project, so a range was proposed.

Finance Committee member Barry Walker suggested moving the caretaker to an on-site trailer temporarily while the work is done. Mr. Sousa asked about signage. Mr. Weinreb said that there currently is no road signage at the entrance to the property, but that signs would be installed if the work is done. Gina Purtell, Director of the Allens Pond Wildlife Sanctuary, stated that there is trail signage. Mr. Sousa feels the public should be able to locate the Stone Barn

Farm property and that the applicant should agree to erecting and maintaining appropriate signage.

#### DOMINICAN SISTERS FARM CONSERVATION RESTRICTION

The Dartmouth Natural Resources Trust is seeking \$30,000 to acquire a conservation restriction on property located on Tucker Road and owned by the Dominican Sisters. Dexter Mead, Executive Director of DNRT spoke on the project. The property is approximately 9.3 acres of farmland. The restriction would permanently protect the prime farmland as well as scenic views. Additional funding will be provided by DNRT and the Agricultural Preservation Trust Fund. Mr. Mead stated that Tucker Road is a designated scenic road. The restriction will protect the property from development. Nearly four acres of the land is being actively farmed. He further stated that the property is located less than 2,000 feet from a Town aquifer and approximately 2,700 feet from the Paskamansett River. Development of the property would negatively impact those water resources. The conservation restriction would keep the property as farmland.

Mr. Mead stated that DNRT currently holds 37 conservation restrictions covering over 1,000 acres of land in Dartmouth. Nearly all allow agricultural use. The CPC had asked why a conservation restriction was being sought rather than an agricultural restriction. Mr. Mead stated that Massachusetts Department of Agriculture guidelines require at least five acres of land be under cultivation for at least two years. Also, an agricultural restriction requires farming. If the owner is not farming, they must sell the property at the agricultural value to the restriction holder, who would then sell it to someone who will agree to farm the property. The CPC had asked what would happen if the project was not funded. Mr. Mead said that the project would not go through.

Dartmouth farm owner Beverly King asked Mr. Mead if the restriction being sought will have flexibility to allow for adequate greenhouse structures to support produce farming. Mr. Mead said it will. Ms. McDonald asked what will happen to the project if funding from the Agricultural Preservation Trust Fund is not received. Mr. Meade stated that those funds have not been secured yet, but DNRT would be willing to agree to a deadline established by the CPC. Mr. Markey asked if building a greenhouse would impair the scenic view. The conservation restriction could contain provisions, such as location. The grant agreement could be drafted to provide for conditions, as well. Mr. Sousa wants there to be conditions that are reasonable for farmers to adhere to.

#### PRESERVATION OF TOWN RECORDS AND STORAGE SYSTEM

The Town Clerk is seeking \$75,508 to preserve permanent Town records and install a storage system for those records. Lynne Medeiros, Town Clerk, spoke on the project. The CPC had asked Ms. Medeiros if the project could be phased. She said yes, it could. The records are stored in a vault in the Clerk's office. The project would include copying the records onto CDs

and microfilm. Those copies would be available at the library and online. Currently, only limited access to the books is allowed due to their condition. Diane Gilbert, Barry Walker and Michael O'Reilly spoke in favor of the project.

The CPC had sought an opinion from Town Counsel as to the eligibility of the project. Attorney Savastano stated that the project entails historic preservation and qualifies under the CPA. The shelving was in question. Ms. Medeiros said that proper shelving is necessary for correct storage. Mr. Baker-Smith asked if the vault has climate control. Ms. Medeiros said no. Mrs. Thornton is concerned about getting all the books back that are removed for restoration. Ms. McDonald wants to be sure the records are not damaged when removed. Ms. Medeiros said that the Town of Mattapoisett restored its records and that she is pleased with the work. Mr. Baker-Smith asked if the Town has designated funding for this work from another source. Ms. Medeiros said no. He also asked that if climate control is found to be necessary, would Ms. Medeiros seek funding for that in the future. She said yes.

#### DARTMOUTH COMMUNITY PARK

The Department of Parks and Recreation is seeking \$158,000 to develop a community park. Timothy Lancaster, Park Superintendent, spoke on the project. The proposed park would be located on land between the Cushman School and the Southworth Library. Three Town agencies will benefit from the park's creation. The Cushman School will be reopening and its students will benefit from an enhanced play area. The Library will see outdoor reading areas. There will be walking areas as well. The land will be designated a public park and will be handicap accessible. There will be no access to the park from Dartmouth Street which is a busy roadway.

The Parks Department wants to phase the project. It wants to get the infrastructure built and then seek Federal funding to continue with the development. The CPC had asked what the impact on the project would be should no CPA funds be awarded. Mr. Lancaster said that the Cushman School children would have no playground. There would also be no outdoor tables for library patrons and others. Mr. Lancaster pointed out that CPA funds are not allowed to be used to renovate parks. Only new parks may be created.

Library Trustee Rachel Charrier, School Superintendent Steven Russell, Selectwoman Lara Stone, Town Planner, Donald Perry and retired school administrator, Marylou Clarke all spoke in favor of the project. Mr. Markey asked if the land could ever be developed by either the school or the library. Mr. Lancaster said no, it is park land. Ms. McDonald asked if there are wetlands. Mr. Lancaster answered yes.

The creation of the access loop was discussed. Mr. Lancaster said that the park will need an appropriate entrance as well as a parking area. Attorney Savastano had been consulted. He responded that the land transfer to the Parks Department for the creation of a park is eligible for CPA funding. Mr. Baker-Smith said that the access loop is to be used not only by park

patrons, but for student drop-offs as well. Were other parking plans considered? The proposed plan eliminates existing basketball courts and most of an open grass area. Referring to a map of the project, Mr. Perry indicated that there is no other area available. Mr. Baker-Smith suggested an alternate area on the map. Mr. Perry said that that area is too far away. Mr. Baker-Smith asked about the loss of the courts. Mr. Lancaster said they have not been maintained and are in disrepair.

Mr. Sousa is in favor of the project and is pleased with the cooperation of the three town departments. He is concerned that if the access loop is the only work done in Phase I and if subsequent phases do not occur, the CPC has funded only a student drop-off area. He would like to see a portion of the park developed first, such as a play area for the Cushman students. Executive Administrator David Cressman said the loop is incidental to the park. The total project is estimated to cost \$500,000. Other government funding is presently unavailable. CPA funds would allow for the project to begin over the summer. The land must first transfer from the School Department to the Selectboard for the Parks Department's use via Town Meeting vote in order for the project to be allowable.

Selectwoman Stone reiterated a point made earlier by Mr. Lancaster that the loop is part of the infrastructure of the park. It must be done in order to move forward. Ms. Tavares said that the proposed play units are exceptional. In order to secure future Federal and State funding, government agencies will want to see parking and access to the park in place first. Mr. Baker-Smith referred to Town Counsel's opinion regarding the access loop. If it is an incidental and necessary part for the park, it is eligible. He asked Dr. Russell what percentage of the loop would be for the school's use and would the School Department contribute its portion of the funding. Dr. Russell did not provide a percentage. Mr. Markey said the land will be in the custody of the Parks Department. At some point the School Department will benefit from the loop. Mr. MacGregor asked Dr. Russell what the impact would be on the School Department if the project is not funded. Dr. Russell said that student drop-off would remain as is. Mr. Shea asked if the core of the park will be developed in Phase II. Mr. Lancaster said yes.

#### PASKAMANSETT PARK PHASE II

The Dartmouth Conservation Commission is seeking \$150,617 to expand the Paskamansett Park. Michael O'Reilly, Environmental Affairs Coordinator for the Town, spoke on the project. The Paskamansett Park was created in 2009 using CPA funds. The Commission wants to purchase an abutting parcel of land which Mr. O'Reilly referenced on a map. The River runs through the land, and brush will be cleared to expand the view. Also proposed are stone walls that would be constructed along Russells Mills Road.

The Commission also wants to improve the parking area that was developed in Phase I. A water quality structure is also proposed for a low point on Russells Mills Road where water discharges directly into the river. Prime Engineering will do the design work at no cost. The Department of Public Works Construction Division would do the work. Mr. O'Reilly wants to construct an

educational sign in the park regarding nitrogen impact. Gina Purtell is concerned that clearing the land may be detrimental to wildlife. Mr. O’Reilly said that only a small percentage of land would be cleared leaving nearly 2,000 feet uncleared. Mr. Walker asked about the water quality structure. Mr. O’Reilly said that a Stormceptor unit would probably be used. The unit would remove suspended solids.

The CPC had requested the opinion of Town Counsel as to the eligibility of the construction of the stone walls. Mr. Savastano had stated that the stone walls did not qualify for CPA funding. His opinion did contain a possible argument in favor of the stone walls, which Ms. McDonald read as follows: “If the stone walls are necessary to the installation of the proposed catch basin and water quality control structure or contribute to the effectiveness of such system, the stone walls might be considered preservation of open space.” Ms. McDonald asked Mr. O’Reilly if the stone walls will protect from harm the park’s water resources and canoe launch. He answered yes. He stated that they would be designed to direct water toward the catch basin. He also sees the walls as creating a safer place for pedestrians to walk.

Mr. Baker-Smith asked Mr. O’Reilly how much of the stone walls are tied in with the catch basin. Mr. O’Reilly showed the portion on the display map. Ms. Purtell feels the wall will inhibit wildlife travel. Mr. O’Reilly stated that there will be breaks in the wall. There will be no more phases to the park. Mr. Markey asked about a small section of land that abuts the parcel being purchased. The land owner will not sell it because it links a split parcel. Their land would not be contiguous, should they sell it. Mr. Baker-Smith asked how many linear feet of wall are associated with directing water into the catch basin. Mr. O’Reilly estimates 150 feet.

The meeting was suspended from 9:17 – 9:19 p.m. for a break.

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

YMCA Southcoast is seeking \$300,000 to restore and preserve the once Gulf Hill Dairy located at 276 Gulf Road. Derek Heim, Director of the Dartmouth YMCA, spoke on the project. Mr. Heim described how over the years the deterioration of the roof, exterior shingles and windows has resulted in water leaks that could threaten the long-term viability of the structure. In addition to needing a new roof and exterior shingle siding, rotted trim boards need to be replaced and painted. Windows and doors will need to be replaced as well. The interior second floor is also in need of additional structural support. The long-term vision for the building is to build a health and wellness center. Mr. Sousa asked architect Kit Wise if the windows meet Department of the Interior standards. Will they be restored to the dairy barn period? Mr. Wise stated that there is no evidence of what the original windows looked like. They will copy those of local barns.

The Committee had asked how much money the YMCA has spent on the building. Mr. Heim stated that the YMCA has invested approximately \$2 million which included installing a swimming pool and building a structure for office space in the back. A large portion of the

funds were used to bring the building up to code for occupancy. YMCA has spent approximately \$20,000 a year to maintain the property. They will fundraise to supplement the project. CPC funding is essential to prevent further deterioration of the building. The CPC had asked what the impact would be if the project is not funded. Mr. Heim said that the YMCA would fundraise.

Ms. Tavares left the meeting at 9:34 p.m. due to a prior commitment.

Beverly King, Diane Gilbert and Marylou Clarke all spoke in favor of the project. YMCA Dartmouth Board of Managers Chair, Susan Harrington, spoke of growing up in Dartmouth and that she values the Town's remaining landmarks such as the Gulf Hill Dairy. She stated the YMCA is committed to stay in Dartmouth and to be sustainable. Mr. Walker feels the building should have been maintained over the years and that a maintenance plan should be put into place, moving forward.

Ms. McDonald asked what work is most urgent. Mr. Heim said shoring up the exterior, including the roof, shingles and windows. Could the project be phased? Mr. Heim said no. All the work needs to be done now to prevent further deterioration. Mr. Lawton asked about the use of the second floor. Mr. Heim said that the second floor cannot be used, other than for storage, until the floor support work is done. Mr. Sousa asked about what kind of assessment has been done in order to replicate the original character of the building. Mr. Heim said the YMCA will work with the Historical Commission to ensure the work is done properly. Mr. Sousa said the current windows are larger than what was typical for a barn structure and asked if more proportioned windows will be used. Mr. Heim said yes. Dartmouth resident, Richard Espindola said that he remembers the windows as being smaller. He also said the Dartmouth YMCA is unique in that it contains a farm that benefits the community.

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

The Town of Dartmouth is seeking \$55,000 to identify and develop an adaptive reuse for the Russells Mills Library. Executive Administrator David Cressman spoke on the project. A capital improvement study was conducted by Dyer Brown Southcoast Architects in 2006. The estimated cost to rehabilitate the property at that time was approximately \$400,000, \$50,000 of which was an architectural expense fee. Mr. Cressman feels that that fee is currently appropriate. Added to the proposal request is \$5,000 to hire a real estate professional to cost out what is needed to achieve the goal. The building has a limited use potential. The property abuts neighboring property such that an easement would have to be obtained. It also contains a septic system.

Mr. Walker commented that he has heard the suggestion of a commercial studio as a possible reuse for years; however, no one has made an effort to move forward with any plans. He feels the building should be sold. Diane Gilbert spoke of the problems facing the property including the building deterioration and agreed with Mr. Walker that the building should be sold. She

stated that the \$55,000 proposal does not include any money for repairs, which she feels is more important. Mr. Cressman said that some money will have to be expended to identify existing problems in order to determine a fair market value. Dartmouth resident Marcia Cornell feels another attempt should be made to get people involved. She suggested as possible reuses a museum or an office for the Historical Commission.

Mr. Markey asked why \$50,000 should be spent on a building that has no planned use. Mr. Cressman said a detailed analysis must first be done. Mr. Markey feels that the funds could be used to make emergency repairs. Mr. Cressman feels that \$50,000 will not be enough for the work needed. Mr. MacGregor compared the cost of this analysis to the money expended by the Stone Barn Farm for its study. Three buildings were analyzed for \$30,000. Mr. Cressman said this project would be more involved.

Mr. Sousa is concerned that a large amount of money could potentially be spent on the property beginning with the analysis up through the eventual reuse. He feels it should be sold, if even at a loss, and the subsequent owner can preserve it. Mr. Cressman stated that under the law, a minimum bid price must be established.

Mrs. Thornton said the Historical Commission has long been concerned about the condition of the Russells Mills Library. The Commission suggested the Town apply for CPA funding to do emergency stabilization work. Mrs. Thornton said that the Historical Commission supported an application for the removal of an underground oil tank, belfry repair and accessibility and fire code upgrades. An architectural analysis was not part of the proposal they endorsed.

Motion:

Ms. McDonald made a motion to close the public hearing. The motion was seconded and approved by an 8-0 vote.

The public hearing closed at 10:23 p.m. The meeting was suspended for a break until 10:36 p.m.

Ms. Tavares rejoined the meeting at 10:39 p.m. via wireless speaker phone.

Mr. Baker-Smith reviewed the available funding for each CPA category. No housing proposals were submitted, therefore 10% of the FY11 revenue must be reserved for housing. The Town Accountant estimates the total revenue including the state match to be \$685,558.

Motion:

Mr. Sousa made a motion to transfer \$69,000 of unrestricted FY11 revenue to the housing reserve. The motion was seconded and approved by a 9-0 vote.

The FY10 state match came in higher than projected. A transfer from the unrestricted funds must be made to increase the open space reserve by \$7,000.



Motion:

Mr. Sousa made a motion to transfer \$7,000 of unrestricted funds to the open space reserve. The motion was seconded and approved by a 9-0 vote.

The Committee discussed the six proposals that had been presented.

DARTMOUTH YMCA GULF HILL DAIRY COMMUNITY PRESERVATION PROJECT

Mr. Markey abstained from deliberations stating that his sister is an employee of the YMCA.

Mr. MacGregor and Ms. Tavares spoke in favor of the project. Ms. Tavares suggested considering a condition that would provide that the majority of the funds are to be used for the historic preservation of the exterior of the property.

Motion:

Mr. Sousa made a motion to fund the full amount of the project (\$300,000) with the funds to be taken from the unrestricted reserve. The motion was seconded and approved by an 8-0-1 vote. Mr. Markey abstained from the vote.

Motion:

Mr. Sousa made a motion to set aside \$1,000 from the unrestricted reserve for legal fees for the CPC associated with the grant agreement for the Gulf Hill Project. The motion was seconded and approved by an 8-0-1 vote. Mr. Markey abstained from the vote.

Motion:

Mr. Baker-Smith made a motion that the grant agreement for the Gulf Hill Dairy Project includes the additional conditions of compliance with Department of the Interior standards, approval of the final plans and specifications by the Historical Commission, and execution of a historic preservation restriction. The motion was seconded and approved by an 8-0-1 vote. Mr. Markey abstained from the vote.

STONE BARN FARM STABILIZATION, RENOVATION AND RESTORATION PROJECT

Ms. McDonald is in favor of the project but said the CPC cannot fund the entire project. Doing so would leave insufficient funds for other proposals. The Committee members discussed the option of funding specific buildings. Housing for the caretaker was taken into consideration. The main house and the Stone Barn offer the most opportunities the public could take advantage of. The applicant referred to the work on the Stone Barn as Phase I, should the project have to be done in phases. The CPC feels this building has the most urgent need.

Motion:

Mr. Markey made a motion to recommend that the Town appropriate \$398,750 to Mass. Audubon for the Stone Barn Farm Project (Phase I) of which \$178,909 is to come from the historic preservation reserve and \$219,841 from the unrestricted reserve. The motion was seconded and approved by a 9-0 vote.

*Motion:*

Mr. Sousa made a motion to set aside \$1,000 from the unrestricted reserve for legal fees for the CPC associated with the grant agreement for the Mass. Audubon project to come from unrestricted funds. The motion was seconded and approved by a 9-0 vote.

The Committee discussed additional conditions for the grant agreement. The applicant will be required to obtain a historic preservation restriction. The work must meet Department of the Interior's standards. Signage is to be placed and maintained on the road directing the public to the Stone Barn Farm.

*Motion:*

Mr. Shea made a motion to include in the grant agreement the conditions of a historic preservation restriction, compliance with Department of the Interior standards and that signage be maintained on the street indicating the location of the Stone Barn Farm. The motion was seconded and approved by a 9-0 vote.

DOMINICAN SISTERS FARM CONSERVATION RESTRICTION

*Motion:*

Ms. McDonald made a motion to approve \$30,000 to DNRT for the purchase of a conservation restriction on the Dominican Sisters Farm to be taken out of the open space reserve. The motion was seconded and approved by a 9-0 vote.

*Motion:*

Ms. McDonald made a motion to set aside \$1,000 from the open space reserve for legal fees for the CPC associated with the grant agreement for the Dominican Sisters Farm Project to come from the open space reserve. The motion was seconded and approved by a 9-0 vote.

The Committee discussed additional conditions for the grant agreement.

*Motion:*

Mr. Sousa made a motion to include in the grant agreement the condition that DNRT must get funding approval from the Agricultural Preservation Trust. A conservation restriction must be obtained. An agreement must be made between the Agricultural Preservation Trust and DNRT that reflects their mutual interests to maintain the scenic vista and to allow for agricultural use of the property. The motion was seconded and approved by a 9-0 vote.

DARTMOUTH COMMUNITY PARK

Motion:

Ms. McDonald made a motion to approve the proposal for the Dartmouth Community Park. Mr. Markey seconded the motion. A discussion followed.

Mr. MacGregor spoke about a letter from David Hickox from the Department of Public works that was part of the application. Mr. Hickox refers to the loop as a "parent drop off." Mr. Markey said that a street is being established in a park. The land is going to be transferred to the Parks Department. He also feels that the loop enables handicap accessibility. The fact that another organization will benefit from it is incidental. Mr. Shea asked if the project is funded and the park is never developed, will there be an impact on the community preservation fund. Ms. McDonald answered no. The transfer of the land from the School Department to the Parks Department will be voted on at the special town meeting which takes place before the annual. If the transfer is not approved, the project cannot go forward. If the transfer is approved, the land would then belong to the Parks Department and the use of CPA funds would be allowable.

Attorney Savastano had rendered an opinion on the project. He said that if the road had nothing to do with the park, CPA funds could not be used to fund it. Mr. Baker-Smith said it needs to be determined how the access road relates to the park. He recounted three points made during the public hearing. Current park standards encourage park entry to be away from a busy roadway. The reach of the road would allow access to the ball fields behind Cushman School. The reach of the access road could impact handicap accessibility to the play equipment. Ms. Tavares said that the proposed access road would be the only way to provide handicap access to the park. Mr. Baker-Smith said the CPC must decide if the road is more of a park use than a school use.

Mr. MacGregor feels that this phase of the proposal is just for a road and not for the creation of a park. Ms. Tavares said that the project has more value than just a road and parking. Appropriate access and parking are critical when applying for state, federal and ADA funding. Mr. Sousa is in favor of the project; however, he has a concern with the phasing. He feels that a playground should be established before the access road is constructed. The playground would be handicap accessible from the Cushman School.

Mr. Baker-Smith summarized the opinions of some Committee members. One view was that a playground once existed behind the Cushman School, and the access to it was the parking area that currently exists to the left of the school. Handicap access is available from that parking area. A new playground could be built as Phase I and access to it would be via the current parking area. The new road would be funded in Phase II after the playground is established. Another view is to create an access road that is a better design. The proposed design would allow an entrance to the new park away from a busy roadway, provide handicap accessibility and create an entry to the ball fields.

Mr. Baker-Smith said the CPC should not overreach its role. The CPC funds projects and the grantees manage them. The design details of a project may not be ideal in some members' opinions, but the project could still be funded.

Mrs. Thornton is concerned about the cost. Handicap accessible play areas currently exist at the DeMello School and at Apponegansett Park. Funding is limited for this round, and she cannot see funding the project at this time. Ms. Tavares said that the handicap accessible play areas that currently exist are "transfer stations." A child in a wheelchair can reach the playground but he/she cannot access all the equipment. The new park will allow full access for wheelchairs. Ms. McDonald is in favor of this project. She wants to see the project started before school opens in the fall. She also feels the CPC should not tell the applicant how to design the park or to change the concept of their application. Ms. Tavares is pleased with the cooperative effort the three Town departments have made to create the park. Mr. Sousa reiterated that he likes the project, but it should be phased differently.

Mr. Lawton is in favor of the project. Mr. Baker-Smith's opinion is that the design is not ideal, but the applicant feels it is. The applicant states this is for the park's use and that the school's use is incidental. Mr. Sousa said that the access road is a dual use road. The percentage of use by each department has not been determined.

Ms. McDonald's motion was amended as follows:

Motion:

To approve the proposal for the Dartmouth Community Park in the amount of \$158,000 from the open space reserve. Mr. Markey had seconded the motion. The motion failed by a 4-5 vote. Ms. McDonald, Mr. Markey, Ms. Tavares and Mr. Lawton voted in favor. Mr. Shea, Mrs. Thornton, Mr. Sousa, Mr. MacGregor and Mr. Baker-Smith were opposed.

Mr. Baker-Smith asked the Committee to consider a split in the cost with 90% of the funding coming from the CPA fund. Mr. MacGregor asked if the public will be allowed in the park during the school day. Ms. Tavares said yes. It is a public park, not school property.

Motion:

Mr. Baker-Smith made a motion to recommend that the Town appropriate \$143,000 from the open space reserve for Phase I of the Dartmouth Community Park project. Mr. Markey seconded the motion. The motion was approved by a 5-4 vote. Ms. McDonald, Mr. Markey, Ms. Tavares, Mr. Lawton and Mr. Baker-Smith voted in favor. Mr. Shea, Mrs. Thornton, Mr. Sousa and Mr. MacGregor were opposed.

Mr. Sousa stated that his opposition to the motion was due to his disapproval of the phasing of the project and not of the project itself.

Motion:

Ms. McDonald made a motion to set aside \$1,000 from the open space reserve for legal fees for the CPC associated with the grant agreement for the Dartmouth Community Park project. The motion was seconded and approved by a 9-0 vote.

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

Mr. Sousa does not feel the project should be funded. The building should be sold. The Town is not clear what it wants to do. The application did not mention the analysis was to determine the building's market value.

#### Motion:

Mr. Markey made a motion to not recommend funding for the Russells Mills Library Project. The motion was seconded and approved by a 9-0 vote.

#### PRESERVATION OF TOWN RECORDS AND STORAGE SYSTEM

Ms. McDonald is in favor of the project. Mrs. Thornton and Mr. MacGregor also spoke in favor of the project.

#### Motion:

Ms. McDonald made a motion to recommend the Town fund the Preservation of Town Records Project. Mr. Shea seconded the motion. A discussion followed.

Mr. Markey asked if phasing the project should be considered. The project will take many years to complete. Mr. MacGregor said that phasing the project could cost more in the long run. Mr. Sousa agrees. The amount applied for is the cost of the project. The applicant is expected to complete the project with the funds awarded.

Ms. McDonald's motion was amended as follows:

#### Motion:

To recommend the Town fund the Preservation of Town Records Project in the amount of \$75,508 from the unrestricted reserve. Mr. Shea had seconded the motion. The motion was approved by a 9-0 vote.

#### Motion:

Ms. McDonald made a motion to set aside \$1,000 from the unrestricted reserve for legal fees for the CPC associated with the grant agreement for the Preservation of Town Records Project. The motion was seconded and approved by a 9-0 vote.

#### PASKAMANSETT PARK PHASE II

Mr. Markey does not feel that the stone wall is necessary to divert water toward the catch basin. Mr. MacGregor agrees, but he is in favor of purchasing the property and improving the existing park. Mr. Lawton agrees. Ms. McDonald said the catch basin is necessary.

Motion:

Mr. MacGregor made a motion to fund the Paskamansett Park Phase II Project in the amount of \$46,367 which amount excludes the stone wall construction. The motion was not seconded and failed.

Mr. Sousa recalled the applicant said that the catch basin design needs the stone wall to work properly. Mr. Markey does not agree. Mr. Sousa questioned the necessity of the catch basin. When the park was created in Phase I, there were no water quality issues. If the catch basin is not installed, will the park be harmed? Mr. Markey considers the river part of the park. Mrs. Thornton feels the wall would look nice but is too costly.

Ms. Tavares stated that the Paskamansett Park is not park designated land. The land is Conservation property, and the property is for passive recreation including access to the river.

Motion:

Mr. MacGregor made a motion to fund the Paskamansett Park Phase II Project in the amount of \$46,367 out of the open space reserve, which amount excludes the stone wall construction. The motion was seconded and approved by an 8-1 vote. Mr. Markey was opposed.

Motion:

Ms. McDonald made a motion to set aside \$1,000 from the open space reserve for legal fees for the CPC associated with the grant agreement for the Paskamansett Park Phase II Project. The motion was seconded and approved by a 9-0 vote.

STONE BARN FARM STABILIZATION, RENOVATION AND RESTORATION PROJECT

The CPC approved funding in the amount of \$398,750 for work on the Stone Barn earlier in the evening.

Motion:

Mrs. Thornton made a motion to approve funding \$290,000 for Phase II for work on the tractor barn for the Stone Barn Farm Project out of the unrestricted reserve, contingent upon confirmation by the Town Accountant that funds are available. The motion was seconded and approved by an 8-0 vote. Ms. Tavares was not available to vote due to line disconnection.

Motion:

Mr. Markey made a motion that if there are insufficient funds to fund both Phase I and Phase II of the Stone Barn Farm Project, only Phase I will be funded. The motion was seconded and approved by an 8-0 vote.

Mr. Baker-Smith will confirm funds availability with the Town Accountant. The CPC is on the agenda for the Finance Committee meeting of April 22, 2010. Mr. Baker-Smith assigned May 4, 2010 as the next CPC meeting.

Motion:

Mr. Sousa made a motion to adjourn. The motion was seconded and approved by an 8-0 vote.

The meeting was adjourned at 12:19 a.m.

Respectfully submitted,

Approved,

Susan D. Dorschied  
Administrative Clerk

Howard Baker-Smith  
Chairperson