

# DARTMOUTH



# MASSACHUSETTS

Community Preservation Committee

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*Howard Baker-Smith, Chairperson*  
*Margaret Latimer, Vice Chairperson*  
*James Bosworth*  
*Michael Kehoe*  
*Elaine Lancaster*  
*Stuart MacGregor*  
*Damon May*  
*Kevin Shea*  
*John Sousa*

## MINUTES

July 2, 2013

Members present: Howard Baker-Smith, Chair  
Margaret Latimer, Vice Chair  
James Bosworth  
Elaine Lancaster  
Stuart MacGregor  
Damon May  
Kevin Shea

Members absent: Michael Kehoe  
John Sousa

The meeting was called to order at 6:38 p.m.

### Motion:

Ms. Latimer made a motion to approve the minutes of the June 5, 2013 meeting. The motion was seconded and approved by a 7-0 vote.

An encumbrance request has been prepared to carry over \$11,600 of Fiscal 2013 administrative funds to fulfill the contract with Ttl-Architects for the Historic Building Inventory.

### Motion:

Ms. Latimer made a motion to approve the encumbrance. The motion was seconded and approved by a 7-0 vote.

DARTMOUTH TOWN CLERK

2013 OCT - 11 P 3:34

RECEIVED

Three vouchers with invoices or receipts attached were circulated for review:

- *Margaret Latimer* in the amount of \$130.06 for the reimbursement of expenses pertaining to the Historic Building Inventory
- *North Dartmouth Properties* in the amount of \$35.65 for the preparation of the CPC insert for the June Town Meeting packets
- *Anthony Savastano* in the amount of \$2,537.50 for legal services

Motion:

Mrs. Lancaster made a motion to approve payment of the invoice from North Dartmouth Properties in the amount of \$35.65. The motion was seconded and approved by a 7-0 vote.

Motion:

Mrs. Lancaster made a motion to approve payment of the reimbursement to Margaret Latimer in the amount of \$130.06. The motion was seconded and approved by a 6-0-1 vote.

Motion:

Mrs. Lancaster made a motion to approve payment of the invoice from Anthony Savastano in the amount of \$2,537.50. The motion was seconded. A discussion followed.

Mr. Savastano's bill contains several charges that are melded together within the billable hours. Certain charges such as those for lease agreements or property restriction documents are the responsibility of the project sponsor. Mr. Baker-Smith will arrange a meeting with David Cressman to sort through the various charges to determine which entity is responsible for each.

The motion was put to a vote and failed by a 1-6 vote.

## OLD BUSINESS

### ***Engineering Study for Youth Sports Fields***

Copies of a letter from Deborah Melino-Wender were distributed. The letter was a follow-up to a previous funding request for an engineering study. Town Meeting had appropriated \$25,000 for engineering services. Ms. Melino-Wender was present and said the firm Waterfield Crowe has been engaged. They have strongly recommended additional work be performed, specifically a wetland boundary review and special soil testing. The cost for the additional work would be \$9,045. A cost breakdown by task and site was reviewed.

Ms. Melino-Wender distributed copies of an aerial map of the land area abutting Slocum Road and Hawthorn Street. Town and School properties were outlined as well as a section which ownership is being determined. A description was presented. Mr. Baker-Smith distributed copies of a spreadsheet outlining the CPC's administrative budget that included the FY 2014 proposal, FY 2013 and prior year trends. A discussion followed.

Mr. Bosworth asked why the engineers would need to do a wetland review if Michael O'Reilly will have already done so. Ms. Melino-Wender said it is field verification, which will include

walking the property accompanied by Mr. O'Reilly. Mr. Bosworth said Park Board members believed soil testing was included in the original scope. Ms. Melino-Wender said this soil testing was excluded as a cost-saving measure. The Board also questioned why soil testing is necessary on existing athletic fields. She said it is part of the verification process.

Some CPC members expressed concern about committing too much of the administrative budget. A commitment of \$15,000 for the final phase of the Historic Building Inventory was previously approved. The site testing is necessary. Could the School Department share the cost? The matter was discussed.

Motion:

Mr. Shea made a motion to award \$6,100 of the FY 2014 administrative budget towards the engineering study. The motion was seconded. A discussion followed.

The costs were parsed out. Funding the "Undeveloped Area/Quinn Fields" and the "DYSA" portions would total \$6,114.

Mr. Shea amended his motion as follows:

To award \$6,114 of the FY 2014 administrative budget towards the wetland boundary review and soil testing for the "Undeveloped Area/Quinn Fields" and "DYSA" sites. The motion was put to a vote and was approved by a 7-0 vote.

A discussion took place regarding the YMCA Community Garden proposal. An opinion from the Department of Revenue has yet to be received. The application is on hold until a letter is received.

FUNDING APPLICATIONS

***Russell Garrison Site National Register Nomination***

The Dartmouth Historical Commission is seeking \$15,000 to hire a consultant to prepare a National Register nomination for the Russell Garrison site and provide an endowment for the required preservation restriction. Committee members identified some questions they will like answered at the public hearing. The sponsor will be asked to detail the process and describe the final product as an educational tool. Other information sought will include that of any existing property restrictions, the preservation restriction endowment and the possible necessity of an archaeological study. Mr. Baker-Smith will contact the sponsor via email and letter inviting them to the public hearing and providing a list of questions committee members have regarding their proposal.

The meeting recessed from 8:07 until 8:12 p.m.

### ***Newfield Farm Conservation Project***

The Dartmouth Natural Resources Trust is seeking \$250,000 to acquire and permanently protect approximately 60 acres of woodlands, wetlands, open fields and ponds off North Hixville Road. Committee members identified some questions they will like answered at the public hearing. What is the status of the matching funds? Other information sought will include that of the age(s) of the structures to be demolished, the property appraisal, an explanation of the easement, and a title search. Mr. Baker-Smith will contact the sponsor via email and letter inviting them to the public hearing and providing a list of questions committee members have regarding their proposal.

### ***Recreational Map/Bicycle Racks***

The Pathways Committee is seeking \$17,610 to create recreational maps and install bike racks at Town parks and boat landings. The proposal was incomplete and did not meet minimum submission requirements. Additionally, the production of the maps is ineligible for CPA funding. Mr. Baker-Smith will contact the sponsor via email and letter informing them their proposal will not be considered, and include an explanation.

### ***O'Connor-Sisson House for Veterans***

The Partners in Housing is seeking \$110,000 for the conversion of the former State Police Barracks into nine units of affordable housing for veterans. Committee members identified some questions they will like answered at the public hearing. There are some omissions and some discrepancies in the project timeline, disbursement schedule and budget. Other information sought will include that of the relationship between the non-profit and the Housing Authority as well as the conditions of the 40B permit. A copy of the One Stop application will be requested. Mr. Baker-Smith will contact the sponsor via email and letter inviting them to the public hearing and providing a list of questions committee members have regarding their proposal.

Mr. Baker-Smith assigned July 16, 2013 as the date for the public hearing.

#### **Motion:**

Mr. Baker-Smith made a motion to adjourn. The motion was seconded and approved by a 7-0 vote.

The meeting was adjourned at 9:09 p.m.

Respectfully submitted,

Approved,

Susan D. Dorschied  
Administrative Clerk

Howard Baker-Smith  
Chair