

DARTMOUTH

Community Preservation Committee



MASSACHUSETTS

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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

February 4, 2014

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

Member absent: Michael Kehoe

The meeting was called to order at 6:50 p.m.

Motion:

Mr. MacGregor made a motion to approve the minutes of the January 7, 2014 meeting. The motion was seconded and approved by a 5-0-2 vote. Ms. Latimer was not present for the vote.

Mr. Baker-Smith circulated a voucher with a receipt attached to reimburse Susan Dorschied the amount of \$46.40 for the mailing of the project applications.

Motion:

Mr. MacGregor made a motion to approve payment of the reimbursement to Susan Dorschied in the amount of \$46.40. The motion was seconded and approved by a 7-0 vote. Ms. Latimer was not present for the vote.

A discussion took place regarding the development of youth athletic fields.

Ms. Latimer joined the meeting at 6:56 p.m.

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DARTMOUTH TOWN CLERK

Deborah Melino-Wender was present and referenced an email she had sent to Mr. Baker-Smith in regards to the funds that had been allocated for soils testing. Part way through the testing process and feasibility work, it was determined that there existed more wetlands than expected. The cost of building the recreational facilities would be too high. Alternatively, the possibility of developing a turf field in the parking lot of the DYSA site was explored. Installing artificial turf in Memorial Stadium was also looked at. Currently there is \$2,591 remaining for soils testing. The Town requests the CPC approve the use of those funds toward the cost of a handicap accessibility cost study at Memorial Stadium.

Mr. Baker-Smith asked what kinds of handicap accessibility would be included in the study. Ms. Melino-Wender said seating and bathrooms. Mr. MacGregor spoke in favor of the funding reallocation. Mr. Sousa expressed some concerns. The original study and testing of the property out back (behind Town Hall and Quinn School) was funded with the belief that the preliminary investigation had been favorable for the development of fields that would benefit many. It has since been determined such development is not practical. What remains in that area is the stadium belonging to the School Department. They should be responsible for their field. Further, the development of the field will not add any additional playing space for youth sports. The stadium would be used for more than one sport, but only one game at a time could be played.

Ms. Melino-Wender said this work would be part of the feasibility study. When it was determined the area would not support the needs for field development, the committee (for youth sports) decided to shift its research towards other options. Mr. Sousa said handicap accessibility at Memorial Stadium has been an issue for many years. The concept of installing turf has been proposed in the past. Ms. Melino-Wender said this part of the study would enable firm numbers in the determination of what can and cannot be done.

Mr. MacGregor said the field would be shared with other organizations. The possibility of creating a turf field at another location is also being looked at. Mr. Sousa said he would prefer using CPA funds for a project to create space, such as a park. Mr. Bosworth agrees with Mr. Sousa's point of view. It is a school field, and the proposed work has been discussed for a long time. He also said the proposed conversion of the DYSA parking lot will not be taking place. Mr. Baker-Smith said it is not a large sum of money, and using these funds to advance handicap accessibility at the stadium would be a positive move. Mr. May said the study is being conducted, and it is now known the land in question cannot be used. The amount of remaining funds is a modest sum, and if using it would "put the matter to rest," he is in agreement.

Ms. Latimer said the land area that was studied has been evaluated in the past, and it was determined then to contain a large amount of wetlands. If the CPC approves the use of the funds for the handicap accessibility study, a formal, written report should be required. Ms. Melino-Wender said the study was to obtain cost estimates for different options. It was known that wetlands existed, however the actual layout had to be determined. The biggest challenge was replicating the soccer field while allowing for the creation of other sports fields.

Motion:

Mr. Baker-Smith made a motion to approve \$2,591, representing the balance of the CPC administrative funds originally earmarked for the soils testing, to be used for a feasibility study for handicap access for bathrooms and stands. The motion was seconded. A discussion followed.

The motion was clarified. The extent of handicap accessibility research was discussed. The Act sets limits with regards to recreational facilities. The email request included code compliance. Ms. Melino-Wender said the work has already been done. Since the remaining \$2,591 was determined to be restricted to soils testing, the Town is asking to repurpose those funds toward payment of the invoice. Members were disappointed to learn the work had already been completed. Ms. Melino-Wender apologized if the CPC felt it had been misled. That was never the Town's intention.

Mr. Bosworth researched the Community Preservation Act via cell phone and determined that CPA funds may not be used for a stadium, gymnasium or a similar structure. The prohibition is generally interpreted to mean that CPA funds are to be used for outdoor, land-based recreational use of facilities.

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

FY2015 FUNDING APPLICATIONS

The CPC was in receipt of four applications for consideration at the June, 2014 Town Meeting:

Dartmouth Dog Park

The Town of Dartmouth, in partnership with Dartmouth Dog Advisory Work Group (DDAWG), is seeking \$36,700 to help support the development of a dog park at Dartmouth Regional Park in North Dartmouth. Members have identified some questions and additional information for the sponsors to address at the public hearing. Those included the status of the Stanton grant. What would happen to the project if the grant award were to fall through? If DDAWG ceased to exist, who would manage and maintain the park? The sponsors will be asked to walk through the conceptual plan.

Housing Rehabilitation Loan Program January 2014 and Housing Rehabilitation Loan Administrative Program January 2014

The Town of Dartmouth is seeking \$60,000 in supplemental funds for the existing revolving loan fund, and \$4,500 in supplemental administrative funds. Members have identified some questions and additional information for the sponsor to address at the public hearing. Those included a request for a statistical report on the program to date. The report should include loan and repayment activity as well as a breakdown of the types of properties and household characteristics. Why is the CDBG program no longer available? Are there funds available to residents through other Town agencies? Are future supplemental funding requests anticipated?

Apponegansett Meeting House Roof Restoration

The Dartmouth Monthly Meeting of Friends is seeking \$50,850 to replace the roof cover and add proper ventilation. Members have identified some questions and additional information for the sponsor to address at the public hearing. Those included if there is a plan for the future upkeep of the building. How much is known about the overall condition of the roof? Has the contractor with the higher bid been selected for the project, and if so, why? A historic preservation consultant must be retained to oversee the project.

Letters will be sent to all project sponsors inviting them to the public hearing on March 4, 2014 and providing a list of questions Committee members have identified regarding their proposals.

PROJECT UPDATES

Newfield Farm

The Grant Agreement has been signed by all parties.

O'Connor-Sisson House for Veterans

The affordable housing restriction is being drafted.

Russell Garrison Site Nomination

The MOU has not been executed. Members of the Historical Commission will be meeting with David Cressman to discuss the matter of the preservation restriction.

The matter of repurposing the soils testing funds was briefly discussed.

Motion:

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

The meeting was adjourned at 8:57 p.m.

Respectfully submitted,



Susan D. Dorschied
Administrative Clerk

Approved,



Howard Baker-Smith
Chair