

DARTMOUTH

Community Preservation Committee

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



MASSACHUSETTS

400 Slocum Road ~ P O Box 79399
Dartmouth, MA 02747-0985
Telephone: (508) 910-1824
Fax: (508) 910-1886

MINUTES

October 1, 2013

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

Members absent: Michael Kehoe
Kevin Shea
John Sousa

The meeting was called to order at 6:35 p.m.

Mr. Baker-Smith circulated two vouchers for payment with receipts attached:

- Reimbursement to Judith Lund in the amount of \$41.45 for the purchase of supplies related to the Historic Building Inventory
- Reimbursement to Susan Dorschied for the purchase of postage in the amount of \$11.12

The minutes of the September 3, 2013 meeting had been previously emailed to the members for review.

Motion:

Ms. Latimer made a motion to approve the minutes of the September 3, 2013 meeting. The motion was seconded and approved by a 4-0-1 vote. Mr. MacGregor was not present for the vote.

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DARTMOUTH TOWN CLERK

Motion:

Ms. Latimer made a motion to reimburse Judith Lund for the Historic Building Inventory supplies of \$41.45. The motion was seconded and approved by a 5-0 vote. Mr. MacGregor was not present for the vote.

Motion:

Ms. Latimer made a motion to reimburse Susan Dorschied \$11.12 to mail the Ttl-Architects documents and purchase a book of stamps. The motion was seconded and approved by a 5-0 vote. Mr. MacGregor was not present for the vote.

CORRESPONDENCE

Mr. Baker-Smith read excerpts of a letter from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs, Office of Coastal Zone Management. The letter was a request for responses for land acquisition projects in regards to the Coastal Estuarine Land Conservation Program.

PROJECT UPDATES

The CPC was not in receipt of any project updates as of the date of the meeting. Members discussed inviting certain project sponsors to a future meeting to discuss the status of their projects. Those sponsors included Michael O'Reilly for the Paskamansett Park Project and the Waterways Commission regarding the Rogers Street Boat Ramp Project.

Mr. MacGregor joined the meeting at 6:45 p.m.

A discussion took place regarding the fall funding round. The Finance Committee (FinCom) had reviewed the warrant articles for the funding recommendations. There was some concern regarding the Veterans' Housing proposal. The concerns included the project cost, the need for additional funding and the length of time the project is taking to complete. Ultimately, the FinCom voted unanimously to support the recommendation. There were no issues regarding the Newfield Farm Acquisition or Russell Garrison proposals.

The Select Board had reviewed the warrant articles and expressed similar concerns about the Veterans' Housing proposal. There was also a concern regarding the Newfield Farm Acquisition. It was questioned if the property was worth acquiring for open space preservation. There were no issues regarding the Russell Garrison proposal.

NEEDS ASSESSMENT PUBLIC HEARING

Motion:

Mr. MacGregor made a motion to open the meeting to a public hearing to discuss the Needs Assessment. The motion was seconded and approved by a 6-0 vote.

The public hearing commenced at 6:50 p.m.

Recreation

Mr. Baker-Smith distributed copies of the FY2014 Needs Assessment.

Timothy Lancaster was present and said the Parks and Recreation Board have been working with various youth sports groups and the School Department to address the lack of playing field space. Jones Park has been reconfigured to create space for field hockey and lacrosse. The land behind the Quinn School is being evaluated. The Town also lacks building space for indoor youth sports.

The Parks Department is also working on plans for the dog park. A non-profit group has proposed extending a grant to the Town. A feasibility study of the project is in process. If the results of the study are acceptable to the foundation, they will release the funds. It is anticipated the sponsor of the dog park project will come before the CPC at its next funding round seeking funding for the remaining cost not funded by the foundation.

The CPC had asked Mr. Lancaster about replacement needs in the Town's parks. Mr. Lancaster said many of the trees in the parks were lost as a result of hurricanes. In the 1980s there was a program through which trees would be provided to towns and home owners for planting. The Town received and planted several trees. The program is no longer in existence. There is also a need for new picnic tables. Some areas have been renovated to improve walkways and playground equipment and to comply with ADA standards.

James Vieira, chair of the Park Board, was present and commented regarding the youth sports fields saying that the children are beginning to play organized sports at a much earlier age than in the past. This has contributed to the increased need for playing space.

Mr. Baker-Smith proposed the Parks Department do an assessment of what their replacement and rehabilitative needs are. It would be helpful to know their priorities.

Open Space

Mr. Baker-Smith asked about the Town's priorities for open space acquisition. Deborah Melino-Wender was present and said there is a priority list of farms in Dartmouth, but if any were to become available, the projected acquisition cost would be high. David Cressman was present and said there has been discussion regarding prioritizing the use of CPA funds in terms of the quality of open space parcels. Should just farmland be preserved or farmland and woodland? Should there be a point structure? Ms. Melino-Wender added that as a property comes up, should action be taken because it's open space, or should funds be preserved until a priority property becomes available. Another consideration is soil value in regards to agricultural properties.

Mr. Baker-Smith posed the question of what should CPC be looking for regarding the quality of an open space tract that is being proposed for funding. Ms. Melino-Wender said public access is important. Mr. MacGregor suggested variety, either by uniqueness or by range of features. Ms.

Melino-Wender said to think about properties that have the ability to link to others. Mr. Baker-Smith proposed seeking information about forming an open space trust.

Mr. Lancaster said the needs on the Open Space and Recreation Plan are still current. He will add to the agenda for the next Park Board meeting a discussion of the priorities of the needs in the existing parks. He will forward the information to the CPC.

Community Housing

Ms. Melino-Wender is in the process of researching a buy-down program, as part of the housing trust established a year ago with CPA funds. The Town may hire a consultant due to the complex and time-consuming process. Through the program, the Town would buy down the purchase price of a home to bring it to an affordable level, in accordance with DHCD standards. The value depends upon factors such as the number of bedrooms contained. It varies from community to community. She anticipates the Town could fund three grants the first round. A perpetual deed rider will be required.

Ms. Melino-Wender gave an update on the Housing Rehab Program. The program currently has low activity. The Town is in the process of hiring new program inspectors. The Town was the recipient of Community Development Block Grants and utilized those funds rather than the CPA grant funds. That program has ended, and future housing rehab funding requests will be processed through the CPA-funded program.

Historic Preservation

Ms. Latimer said the Historic Commission has updated its preservation goals. She drafted a revision to the "Historic Preservation" section of the Needs Assessment, for consideration. A discussion followed. Mr. Baker-Smith asked about the continuation of the surveying of historic properties. Ms. Latimer said there is some left-over work she would like to see completed. Also, the Plaque Program is being reinstated, and it would help gather accurate information. Mr. Baker-Smith asked Ms. Latimer to expand her draft to include a "Needs" section.

The discussion of the Needs Assessment continued briefly.

Motion:

Mr. MacGregor made a motion to close the public hearing. The motion was seconded and approved by a 6-0 vote.

The public hearing closed at 7:51 p.m.

Mr. Baker-Smith will make revisions to the Needs Assessment, incorporating the information gathered at the public hearing. He will present a draft to the Committee, for consideration, at its November meeting.

Small matters were discussed.

Motion:

Mr. Bosworth made a motion to adjourn. The motion was seconded and approved by a 6-0 vote.

The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Approved,

Susan D. Dorschied
Administrative Clerk

Howard Baker-Smith
Chair