

TOWN CLERK

The Blairhaven Committee Meeting
March 2, 2010

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DUXBURY, MASS.

The Blairhaven Committee held a meeting in the Senior Center Dining Room on March 2, 2010 at 7 PM. Members present included Betsy Sullivan, Pat Loring, John Brawley, Joe Grady, Tony Kelso, Gordon Cushing, Peter Buttkus, Joe Jannetty, Jake Emerson, Donald Beers, Joseph Messina and Holly Morris. Mike Barbour was present, has been appointed to the Committee, but has not been sworn in at this time.

Also present was Selectman Shawn Dahlen, Eric Evans, Sam Butcher, Kathy Lewis, Barbara Kelley and F. Sherman Hoyt.

Committee Organization

John Brawley moved to have Joseph Messina serve as Chair, seconded by Pat Loring. 8 approved, 0 opposed.

Joe Grady moved to have John Brawley serve as Vice Chair, seconded by Betsy Sullivan. 8 approved, 0 opposed.

Holly Morris volunteered to serve as Secretary. 8 in favor, 0 opposed.

Existing Uses, Potential Uses and Mission Statement

Mr. Messina summarized issues that the Committee will be concerned with: the buildings, budget concerns, accessibility, rental of buildings, landing. Mr. Jannetty asked about the function and certificate of occupancy of the large building and believed it to be single family dwelling. Ms. Loring replied that it has been used as a dormitory. Mr. Messina suggested that nothing be done with the buildings until we determine uses of the property. Ms. Sullivan added that when she walked through the building she envisioned removing the building and increasing the open space. She felt that the smaller building was of use to the town, perhaps by Bay Management Commission or a Town department. She was not certain that the town could rent a building for housing. Mr. Messina suggested that town counsel look into this. Mr. Buttkus reported that there didn't appear to be anything worth saving in the larger building.

Ms. Loring reminded the Committee that the CPA has certain restrictions on uses of property. Mr. Jannetty suggested reviewing the zoning of the property. Mr. Grady added that once the town owns property it converts to municipal use. Mr. Jannetty said that people are concerned with what the uses may be and asked if it is possible to define what it cannot be used for. Mr. Messina said that CPA prohibits the construction of large sport courts and buildings.

Mr. Grady stated that he has been involved in acquiring over 1,000 acres of land. He said he almost never knows what we are acquiring the land for and cited the Delano property which is used for open space, housing and has a well site. He added that the Crowell property on Rt. 14 is deeded to the Selectmen, but the uses have yet to be determined. He felt that the Town improves property when it acquires them, such as the Town Green, and that abutters are informed when

there are events. He added that this is an opportunity for improvement and our track record has been incredible thanks to Mr. Buttkus and his staff.

Mr. Messina noted that we must assure (the voters) that acquiring this land is better than development. Mr. Brawley added that we swore in as an impartial committee and the purpose of the Committee is to report recommendations to the Selectmen. Ms. Sullivan reported that this is an opportunity to improve the landing and improve the site which is becoming overgrown. Mr. Jannetty asked if the Church would wait another year until we determine the uses. Ms Sullivan and Ms Morris said that the Church was selling all of its property and has given the town an option to buy, but they would not expect the Church to wait another year.

Mr. Barbour asked for the definition of a "landing." Harbormaster Beers stated that it is a public way to water developed to gain access for hunting, harvesting of salt hay, fishing. He added that the use of boats has changed in town and the use of landings has changed over the years depending upon safety. Mr. Brawley added that regulatory management is overseen by the Bay Management Commission.

Mr. Kelso reported that Kingston residents are using the landing. Mr. Grady reported that other towns charge fees and so they come to Duxbury. Harbormaster Beers reported that Blairhaven has historically been used solely by residents, but it is now used by non-residents. Mr. Grady suggested that parking be taken off the landing and put onto the Blairhaven property so that the Town could better control parking and non-resident use. Mr. Barbour added that parking for a few trailers could be improved. Ms. Loring asked if the mooring field could be expanded. Harbormaster Beers stated that the mooring field was at capacity at 86 and flat moorings could possibly present a safety concern for swimmers. If flat moorings were added it would trigger review by the Bay Management Commission. Mr. Grady suggested that water be brought down to the area for rinsing.

Mr. Kelso suggested that the benefit of the smaller building would be to have a person overseeing the property and assisting the Harbormaster. Mr. Messina recalled the education center proposal for the Duxbury Beach, and questioned the impact of this. Harbormaster Beers reported that they frequently visit the landing throughout the day and make every effort to be visible. Mr. Grady suggested that the garage be used for storage of boats/equipment.

Ms. Loring asked if anyone has some "active" uses for the property and added that the Committee has ideas to improve the site, but no uses. She added that the Town Green has restrictions and permits for its uses, but to determine the uses and details take time. Ms. Sullivan added that there have been no complaints with the Town Green. Mr. Jannetty asked who is going to secure the property and what will the hours be. Ms. Sullivan stated that this will be a town responsibility.

The mission statement was drafted.

"The mission of the Blairhaven Committee is to determine the potential uses of the property; to perform a feasibility study to determine that the potential uses are in keeping with the neighborhood, the environment, and with restrictions of the Community Preservation Act; and to develop a property management plan for recommendation to the Board of Selectmen"

Ms. Loring moved to approve the mission statement, Ms. Sullivan seconded, 8 in favor, 0 opposed.

Mr. Hoyt asked if the purchase is for open space, Ms. Morris stated that it was for recreation. Mr. Hoyt asked what the definition of "recreation" was. Ms Morris and Mr. Messina will look into this. Mr. Messina will also review case studies on his matter.

Ms. Lewis expressed her concern about parking. Mr. Brawley replied that parking at landings is self-regulatory. Mr. Hoyt suggested that parking be placed on the property up near the road, but trailer parking would be a concern. Ms. Sullivan reported that Highway Safety Committee would have to review the parking.

Mr. Messina suggested that the next meeting be announced to the public as an invitation to hear everyone's concerns. He will look further into CPA restrictions and for CPA projects that are defined as open space versus recreation projects. The language of the motion for the Blairhaven article will be reviewed.

The next meeting will be Wednesday, March 9, 2011 at 7PM, Senior Center.

8:27 pm. meeting adjourned.