

TOWN CLERK

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DUXBURY, MASS.

The Blairhaven Committee

March 9, 2011

The Blairhaven Committee held a meeting in the Senior Center Dining Room on March 9, 2011 at 7 PM. Members present included Pat Loring, John Brawley, Joe Grady, Tony Kelso, Peter Buttkus, Joe Jannetty, Mike Barbour, Donald Beers, Joseph Messina and Holly Morris.

Also present were Selectman Shawn Dahlen, Richard Brennan, Robert Smith, Michael Gill, John Rusinak, A. Catalano, David Hensly, Carol Loring, Kathryn Palmer, Eugene Ali, Diane Hoyt, Sherm Hoyt, Mimi Jannetty, Douglas Hart, David Lowry, Florence Gregg, Pauline Geishecker, Sue Mangione, Sari Seewald, Kathy Lewis, Jacky Keith, Bill Keith, Kate Eldredge, Bill Eldredge, Paul Boudreau, Carolyn Loiselle, Norman Tucker, Lizzi Ross, Kay Foster, Polly Nash, Judi Vose, Janis Owens.

Mr. Messina discussed the purpose of the Blairhaven Committee.

The minutes of March 2, 2011 were approved with changes as shown on the draft. Joe Grady moved to approve, Pat Loring seconded, 8 approved.

Mr. Messina discussed the definition of recreation in the Community Preservation Act. He reported that it could be a subcategory of open space. He added that you can "improve," but you cannot "maintain" properties with CPA funds. He reported that the committee is to determine two things: the possible uses of the property, and the language of the conservation restriction. Mr. Messina addressed the flyer that has been distributed and stated that no one has discussed paving of land or removal of trees.

Mr. Messina stated that a conservation restriction is required under the Act and it delineates the purpose for which the land is acquired. He added that the committee, with input of neighborhood, will develop a management plan; another organization holds the CR and enforces that restriction. Mr. Messina reported that the committee did not speak to expand parking numbers, but added that work could be done to improve parking and drainage. He recalled discussion at last meeting of possibly putting parking on the property to restrict parking to residents only. Mr. Brawley added that the Committee has not had any meaningful discussion of use. Mr. Messina added that Maritime School and other property acquisitions are opportunistic and uses are not initially defined.

A resident (who refused to sign in) who said he lived at the corner of Standish and Crescent stated that he wants a business plan approved by the Town now. Mr. Messina explained how land has traditionally been acquired in town and that the management plan is done after the acquisition. Mr. Messina then discussed the process in developing a conservation restriction and noted the importance of developing a good plan, that we don't have time to develop a very good conservation restriction before town meeting.

Mr. Fawcett asked if a document could be drafted before the purchase date. Ms. Loring said it was possible if there is agreement.

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Mr. Lowry reported that he was looking at the financial view. He discussed the two appraisals that were secured by him and Mr. Gill and reported that they came in at \$2.1 - \$2.3 million.

Ms. Loiselle asked if there could be a change in the motion from recreation to open space. Ms. Morris noted that Town Counsel considered this to be a significant change in the motion.

Mr. Hart stated that use is usually determined prior to acquisition. Ms. Gregg wanted to know the frontage and Ms. Mangione wished the money could be used for schools.

Mr. Messina talked about the loss of open space and access to bay. Mr. Grady added that some people in the audience are opposed to piers, and these would most likely appear if the town didn't acquire. Blairhaven could be a wonderful place for strolling. Mr. Messina added that the Bay Management Commission could address the non-residents parking in the area, but suggested that this be discussed with the neighbors before any restrictions are imposed. Ms. Geichecker asked if access to water at landings has been blocked by residents. Mr. Messina reported that it has and the Bay Management Commission is going to look into this. Mr. Kelso discussed the reasons for town landings and the importance of controlling a 50' margin along the landings.

Mr. Hart asked about the cost of seawall maintenance. Mr. Grady reported that there is no significant erosion to the seawall or threat to the buildings. The last time that he recalled work being done was at Shipyard after the '91 storm. Mr. Buttkus reported that he did not recall a problem with erosion. Ms. Morris added that a lot of sand has come onto the beach and that it is a constantly shifting environment.

Mr. Messina addressed the question as to what to do with the rental house and whether the neighborhood wants a tenant. The resident (who refused to sign in) said he wanted a list of ideas. Mr. Dahlen commented that we have to appreciate volunteers and it will take months to realistically come up with uses. Mr. Messina added that the Fawcett recommendation to draft uses by a certain date after town meeting was a good idea.

Ms. Loiselle asked why the motion is for recreation and not open space. Mr. Messina addressed this and noted that the definition for open space does include recreation. He added that the precise restriction should be noted in the conservation restriction. Ms. Morris added that the CPC envisioned this more as a park for passive recreation. Mr. Driscoll asked why we would want to be so restrictive.

Ms. Palmer reported that she appreciates this open process and she sees tension and need for open space. She suggested that a committee be established to oversee the use of the site as continual oversight.

Mr. Gill reported that this is a fiscal responsibility concern and asked whether all of these (CPA) articles risk CPA. Ms. Morris replied that it is impossible to predict how town meeting will prevail and recalled the acquisition of North Hill in the '70's during a very difficult economic period.

Mr. Keith asked whether this article could be moved to a later special town meeting. Mr. Kelso replied that we don't know what the church will do.

Mr. Hoyt asked about the role of the committee in the development of the CR (conservation restriction) and what is the role of the neighborhood. He suggested that the neighborhood be organized to make recommendations and he asked whether the Selectmen would change the

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recommendations. Mr. Messina suggested that more residents be added to the committee and setting a time limit to develop the uses.

Mr. Lowry asked if we considered only one of the three parcels. Ms. Morris replied that the CPC did consider that but decided that it would be better to acquire all three because of the topography and better control.

Mr. Messina asked the committee if there have ever been any significant changes in conservation restrictions by the Selectmen. Ms. Loring and Mr. Grady both answered no.

Ms. Jannetty asked whether the committee could eliminate uses and what those would be. Mr. Brawley replied that no consensus has been made on the uses and that this committee is not charged with promoting the article.

Mr. Fawcett asked whether the committee could bring a motion or language to address the uses prior to closing. Ms. Loring reported that the committee may be able to come up with uses and asked that the public give the committee general prohibitions. Mr. Messina added that the committee could be responsive to the neighborhood but if there is a requirement that there be a plan before closing he was uncertain as to whether this would have any effect on the purchase and sale date. Mr. Gill asked for a copy of the purchase and sale agreement.

Mr. Messina suggested that a motion be made to recommend that a property management plan and CR be presented to the Board of Selectmen no later than 30 days prior to closing or any extension thereof. Ms. Loring made the motion, Ms. Morris seconded. 8 in favor, 0 opposed.

Mr. Messina suggested that a motion be made to recommend to the Town Manager that he appoint additional members to the committee who are from the Standish Shore neighborhood. Mr. Kelso pointed out that Crescent St. is technically not Standish Shore, Mr. Messina changed the language to "from the neighborhood." Mr. Grady made the motion. Ms. Loring seconded. 8 in favor, 0 opposed. Mr. Buttkus reminded the public that anyone interested in serving on the committee must fill out a talent bank form.

Ms. Loring moved to adjourn the meeting at 9:15, Mr. Kelso seconded, all in favor.