

TOWN CLERK

Blairhaven Committee Minutes

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April 11, 2011

DUXBURY, MASS.

The Blairhaven Committee met in the Philbrick Room at the Senior Center on April 11, 2011 at 7:30 PM. Members present: Betsy Sullivan, Pat Loring, Joe Jannetty, Tony Kelso, Joe Grady, Mike Barbour, Holly Morris, Michael Gill, Harbormaster Don Beers (ex officio), Peter Buttkus (ex officio).

The meeting was called to order at 7:30 PM and chaired by Ms. Morris, Secretary, as Mr. Messina and Mr. Brawley were not in attendance.

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Mr. Gill reported that he had some revisions/additions to the minutes and will send them to Ms. Morris. The revised minutes will be sent to the members for review before the next meeting.

Existing Property Structures

Mr. Buttkus reported that DPW and Inspectional Services prefer an outside inspection company to examine buildings. He asked whether the Committee was in favor of inspecting the dormitory, costing \$400-\$500. Mr. Gill recommended a residential inspector. Ms. Sullivan asked whether we need a structural engineer. Mr. Kelso reported that we must document a reason for razing a building of this period. Mr. Jannetty added that we should know estimated cost of making smaller building accessible if it is open to the public and whether ADA issues were implicated by the Town's use of the building. Mr. Buttkus will contact Imperial Inspection of Braintree. Mr. Grady added that CPC will have to vote on this expense at the April 14, 2011 meeting. Ms. Morris replied that the CPC Administrative Account may be used for this purpose.

Ms. Loring suggesting moving the garage closer to Howland's Landing and developing an envelope around both the garage and the rental house. Mr. Buttkus replied that the cost of moving may be more than rebuilding. Mr. Grady reported that he is soliciting proposals for site plan and will present them to the CPC at the April 14th meeting. He added that attachment of the rental house to the septic system will require a pump. Further review will be necessary.

A motion was made by Mr. Gill and seconded by Ms. Sullivan.

Motion: Move to recommend to the Board of Selectmen that the dormitory be razed after closing subject to confirmation that the condition is poor.

Vote: 8 in favor, 0 opposed. Motion passed.

Ms. Sullivan asked whether the Church is still interested in placing a plaque on the property. Mr. Kelso suggested that a sign may serve to give an abbreviated history of the property and reduce the signage. Ms. Morris reported that the Church intends to go forward with a plaque. Mr. Gill observed that per the P&S agreement with the Town, the Church has the right to install a plaque or sign.

Mr. Gill asked Harbormaster Beers about the garage and its suitability for Harbormaster use. Mr. Beers reported that the building, as is, is not suitable for the height of his boats. Mr. Grady drew attention to the moss and lichen on the roof and the deterioration of the windows. Mr. Kelso noted that the rental cottage also has moss and lichen on roof. Mr. Gill added that given the condition of the garage and that no one could think of a use for it, it should be razed along with the dormitory.

Mr. Buttkus reported that he has been underneath the small rental house; not a full foundation, dirt floor, and furnace is underneath. He added that the house was renovated around year 2000. Mr. Grady noted that he would like to see the inspection report before any decisions on the house are made. Ms. Loring concurred and added that she still sees this as a possible marine center. Mr. Kelso asked about compliance issues if the house is used for municipal use. Ms. Sullivan suggested that the review should take compliance issues into consideration.

Conservation Restriction and Management Plan

Mr. Gill noted that the inspection report will drive the management plan and if there are no structures then DPW will most likely be managing. Mr. Buttkus added that the Conservation Commission would be overseeing. Mr. Gill felt that the management plan should address long term capital expenses and operating expenses. Ms. Sullivan reported that the Board of Selectmen cannot commit operating funds in advance; these matters are addressed annually in the budget.

Mr. Barbour recommended that the property be turned into open space with picnic tables. Mr. Grady reminded the Committee that he suggested removing the parking off the landing and put it on the Blairhaven property so that there is better control of parking. He added that despite his suggestion, the Committee appears to be in favor of keeping the parking on the landing as is.

To begin discussion of the conservation restriction's prohibited and permitted uses, Ms. Loring asked the Committee to discuss dogs on the property. The consensus is that dogs should be allowed, but, on leash and all waste removed. Mr. Kelso recommended signs. Mr. Buttkus said the property would require dog waste disposal bags and trash cans and he would prefer removal of waste entirely from the property and not disposing in trash cans. Mr. Jannetty reminded the Committee of Mr. Brawley's concern of the shellfish resource area. Mr. Buttkus added that his crew could clear shrubs, bush and vines over two winters and that the maintenance would be manageable.

Ms. Loring asked about parking on site and whether this should be for residents only. Mr. Jannetty noted that parking is the de facto control of the entire environment (Blairhaven). Harbormaster Beers added that the parking should have a duration. Ms. Loring asked about lighting. Mr. Beers reported that there is a light on the landing and on the rental cottage and the discussion favored lighting for security purposes. Mr. Gill asked whether the Landing should be restricted to residents only. Mr. Barbour reported that there are out of town moorings and out of town shellfishermen who use the landing. Mr. Beers added that the mooring field was made available to all boaters because, historically, it wasn't used much.

Mr. Gill asked the Committee about the number of parking spaces that should be considered. Ms. Sullivan replied that she wants to look at the existing conditions plan to see where parking should be located and use of the (rental) house will require parking. Ms. Morris asked about handicapped accessible parking, which raised further discussion about paving; cost and

detraction from the site. Ms. Loring noted that pavement presents other problems; drainage, impervious surfaces. Mr. Buttkus noted that the Ellison Center and Tarkiln have paved parking for handicap access and if the rental house is used, perhaps this is the appropriate area for this parking.

Mr. Gill suggested that the outdoor chapel be preserved in the conservation restriction. Mr. Grady reminded the Committee that there was discussion to limit activities on the site. Ms. Sullivan suggested that this area may be good for small recitals and referred to Bumpus Park (King Caesar landing) as a site used for small weddings. Ms. Loring suggested that the same permitting process used at the Town Green be used at Blairhaven. Mr. Jannetty and Mr. Gill were opposed to any activities at the site, especially amplified music, artificial lighting and consumption of alcohol. Mr. Jannetty added that he was concerned that the area would become a wedding factory and that the neighborhood would not be in favor of having events at the site. Mr. Kelso asked Mr. Jannetty if he could articulate what he wouldn't want and noted that the Myles Standish cellar hole park has been used for memorial services and Baccalaureates. Ms. Morris noted that Blairhaven has been used for weddings in the past and was used for a retreat in the fall of 2010. Mr. Gill suggested to the extent any events are allowed, the chapel area should be designated in the CR as the only place for memorial services/recitals as its confined space would significantly limit the intensity of the use and limit the activities, Ms Sullivan added that musicians be allowed, Ms. Loring added educational purposes, Ms. Morris added artists.

Ms. Loring asked whether there were objections to a volleyball/badminton area. Ms. Sullivan noted that the Town has plenty of other areas in town for this activity and was concerned for the wear and tear on the lawn. Mr. Kelso asked whether benches and picnic tables would be considered. Ms. Loring replied that they should. Ms. Sullivan noted that this would provide an opportunity for memorial benches and plantings.

Ms. Loring asked whether piers and docks should be allowed. Mr. Jannetty noted that they should not be allowed as this was part of the town meeting presentation to gain support (for purchase). Harbormaster Beers added that the area is exposed to harsh weather and he would not be in favor of trying to manage a pier.

Mr. Barbour asked whether fresh water could be brought to the waterfront for rinsing of mud, but this raised concerns for control of open faucets. Harbormaster Beers suggested that his department could monitor the property and control parking in the morning and evening with a gate or time limit and they could ticket offenders.

Ms. Loring asked for more discussion on the shellfishing and fishing and asked about access to the beach. Mr. Grady stated that he was not in favor of replacement of the stairs to beach, citing that this may trigger ADA compliance. He recommended that there be no access down the bank to the beach. Harbormaster Beers added that this is an active shellfishing and duck hunting area. Mr. Barbour reported that fishermen are no longer allowed to dump bait in the bay and this will have to be better regulated.

Ms. Loring asked whether other departments have rules and regulations. Harbormaster Beers replied that there are regulations, at the Town Pier and other landings, that are set by the Board of Selectmen. Ms. Sullivan noted that we don't want to be so specific with time limits in the CR, as this will be permanent. Mr. Gill suggested that a subcommittee draft rules and regulations and recommended that Mr. Messina, Harbormaster Beers and Mr. Jannetty serve on this committee. Ms. Sullivan added that this must go through town counsel and Harbormaster Beers added that

rules and regulations need flexibility. Ms. Loring noted that Selectmen must have flexibility to change rules and regulations and these must be outside of the permanent restriction. Mr. Gill disagreed and thought that the CR language should dictate/regulate the use because of its permanency.

Ms. Loring recommended that The Wildlands Trust be contacted to see whether they have interest in holding a conservation restriction for a seaside park. Ms. Loring asked this question of Mr. Douglas Hart, who was in attendance and serves as President of the Board at the Trust. Mr. Hart suggested that Karen Grey (Executive Director of TWT) attend the next meeting.

The next meeting will be held on Wednesday, April 27th at 7:30 PM in the Senior Center (room to be determined). The Committee recommended that dinghy and boat storage be addressed.

Ms. Sullivan moved to adjourn, Ms. Loring seconded. Meeting adjourned at 9:20 PM.