

Blairhaven Committee Minutes
April 27, 2011

TOWN CLERK
11 MAY 17 PM 1:17
DUXBURY, MASS.

The Blairhaven Committee met in the Philbrick Room at the Senior Center on April 27, 2011 at 7:30 PM. Members present: Joe Messina (Chair), Betsy Sullivan, Pat Loring, Joe Jannetty, Tony Kelso, Mike Barbour, Holly Morris, Michael Gill, Harbormaster Don Beers (ex officio). Absent: Red Fawcett, Joe Grady, Peter Buttkus (ex officio), John Brawley, Gordon Cushing (ex officio).

Mr. Messina called meeting to order at 7:35 PM.

Existing Property Structures

Mr. Messina opened the discussion on the Blairhaven dormitory and suggested that its value, with respect to use by town and revenue generation, and cost to turn it into something should be determined. Ms. Loring reminded the committee that Mr. Buttkus had hired a Braintree inspectional service and a report will be forthcoming to show condition of the building before any decision to tear down. Mr. Messina reviewed the consensus of the committee regarding the garage; there is no use for this building.

Mr. Messina reported to the committee that he spoke with Mr. Troy as he would like to obtain an opinion on the use(s) of the rental cottage stating that these uses are consistent/inconsistent with the CPA. The committee discussed the possible uses as an office or storage area for the Harbormaster on the second floor and a meeting/educational area on the first floor. Mr. Gill expressed his concern with this, citing Newton's experience. Ms. Morris reminded the committee that any engagement of Mr. Troy incurs expenses to the CPA account and raised the question as to whether the use be determined first or the opinion. Ms. Sullivan noted that the Wright building's use was not fully determined when it was proposed. Mr. Jannetty asked whether the Town has money for any renovation of the house and if it is willing to opine that there will be sufficient funds. Ms. Sullivan replied that the town would support a building that is used by the Harbormaster and is alive with activities.

Ms. Loring reported that Mr. Grady had informed her that the property survey was being undertaken and that he spoke with the building inspector who said that the first floor would need to be converted for accessibility if used for public activities. Mr. Jannetty expressed his concern with the cost of this idea. Ms. Morris noted that CPA funds may be used for accessibility. Mr. Gill stated that he did not see how this could comply with the Act if the building is used for public services, but added that town counsel's opinion is necessary. Ms. Loring suggested that an estimate be obtained for any renovation. Mr. Gill asked whether the kitchen would remain, Mr. Messina suggested leaving it. Mr. Gill suggested that Mr. Lambiase may be able to provide an estimated cost of renovation; he will discuss this with him at the ZBA meeting on April 28th. Ms. Loring added that Mr. Lambiase reported that paving is not necessary for ADA parking; however, a firm surface is required.

Conservation Restriction (CR) and Property Management Plan

Ms. Loring reported that at the last meeting the committee spent time discussing the prohibited and permitted uses for the property and several things discussed should be in the rules and regulations and do not belong in a conservation restriction, in a permanent manner. She added that she would be surprised if Boston would approve some items such as dogs and more temporary things. Mr. Jannetty suggested delineating uses in the CR and the rules and regulations. Ms. Loring added that prohibited uses are generally overarching structures such as piers and gazebos, but temporary uses or activities typically go into rules and regulations. Mr. Kelso asked whether the CR can refer to the rules and regulations; Ms. Loring replied that it could. Mr. Jannetty replied that he wants perpetuity in protection and wants it stated in the CR. Mr. Messina confirmed that the property should not be used for commercial purposes, i.e. a “wedding mill.” Ms. Sullivan reported that any event uses and liquor permits are controlled by the Board of Selectmen; the event must be posted, neighbors notified, and applicants must go before the Selectmen. Ms. Loring added that she could not envision the Board of Selectmen signing a restriction that would override any use in perpetuity.

Ms. Loring noted that the draft of the CR states “the purpose of the project is to create a seaside park for passive recreation such as _____.” She added that anything in conflict with the itemized purposes would be against the CR. She will contact Irene Delbono to discuss other parks in the Commonwealth.

Mr. Messina questioned how rules and regulations get changed; the Conservation Commission uses a public hearing. Ms. Sullivan replied that the Selectmen have a posted public hearing as well. Mr. Kelso distributed the DR&HS Terms and Conditions for Use of Bumpus Park.

Mr. Gill suggested that the outdoor chapel be placed in an envelope that restricts the level of activity in that area. Ms. Sullivan expressed concern for enforcement of that envelope. Ms. Loring added that parking is key and determines density. Mr. Jannetty added that he and Harbormaster Beers have been compiling beach and other rules and regulations.

Mr. Gill moved the discussion to parking, asking how much parking is needed, who may park at Blairhaven and the materials/environmental concerns. He raised the question as to how many parking spaces trigger stormwater installations. Harbormaster Beers suggested that a time limit be set for parking for boaters and a chain or gate be installed to the property. He added that ticketing could be enforced. Mr. Messina added that he is interested in seeing the survey which will define the true width of Howland’s Lane and facilitate the parking plans.

Mr. Barbour inquired about the ribbons on the trees. Ms. Loring replied that these are for the survey to determine caliper. Mr. Messina asked about dinghy storage and Harbormaster Beers suggested that this could be on the landing or the adjacent property. Ms. Sullivan inquired about the staircase to the beach; Ms. Loring replied that Mr. Grady was opposed to its replacement due to ADA compliance and access over a coastal bank. Mr. Kelso reminded the committee that the town would have to file with the demolition delay board.

Ms. Loring reminded the committee that she was responsible for talking with the Wildlands Trust to see whether they would be interested in holding the CR. Director Karen Grey will do a site visit with staff.

Administrative Matters

A motion was made by Ms. Loring and seconded by Mr. Kelso.

Motion: Moved to approve the revised minutes of April 11, 2010.

Vote: 7 in favor, Mr. Messina abstained due to absence. Motion passed

Mr. Kelso raised the suggestion that the property be renamed as it will become the town's property; the name served the church well, but has no connection with the town. Ms. Morris asked whether the property is on any maps.

The committee will meet on **Thursday, May 5th at 7 PM in the Senior Center, Walker Room.** Mr. Jannetty suggested parking be on the agenda and Ms. Sullivan raised the question as to how building use drives parking.

Ms. Sullivan moved to adjourn and Mr. Jannetty seconded, all in favor, at 9:05 PM.

Respectfully submitted,

Holly Morris