

Blairhaven Committee Meeting Minutes
Tuesday, May 17, 2011

TOWN CLERK
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Lower Level of the
Town Hall, MASS.

The Blairhaven Committee held a meeting in the Mural Room, Lower Level of the Town Hall on Tuesday, May 17, 2011.

Members Present: John Brawley (Vice Chair), Sam Butcher, Red Fawcett, Michael Gill, Joe Grady, Joe Jannetty, Tony Kelso, Holly Morris, Betsy Sullivan, Don Beers (ex officio), and Peter Buttkus (ex officio).

Absent: Michael Barbour, Pat Loring, and Gordon Cushing (ex officio).

Mr. Brawley called the meeting to order at 8:05 a.m.

COMMITTEE REORGANIZATION

Mr. Brawley reported that the Chairman, Joe Messina had to resign from the Committee so a new Chairman needs to be elected. Ms. Morris made a motion that was seconded by Mr. Kelso.

Motion: to nominate Betsy Sullivan as Chairman of the Blairhaven Committee.

Vote: 9 – in favor; 0 – opposed. Motion passed.

The running of the meeting was turned over to Ms. Sullivan.

PROJECT TIMELINE

The Committee discussed how often and when to meet. The consensus was that more members were available early mornings. At this time meetings will be scheduled weekly, on Wednesdays at 8:00 a.m. in the Mural Room at Town Hall.

Ms. Sullivan recommended, to keep on task, topics of discussion should be itemized under three general categories: Conservation Restriction; Rules & Regulations; and General Recommendations to the Board of Selectmen.

APPROVAL OF MEETING MINUTES

The Committee reviewed draft meeting minutes for 4/5/2011 and 4/27/2011.

Mr. Kelso made a motion that was seconded by Ms. Morris.

Motion: to approve the minutes of the meeting on 4/5/2011, as previously revised by Mr. Gill.

Vote: 9 – in favor; 0 – opposed. Motion passed.

Mr. Kelso made a motion that was seconded by Ms. Morris.

Motion: to approve the minutes of the meeting on 4/27/2011, as drafted.

Vote: 9 – in favor; 0 – opposed. Motion passed.

DISCUSSION OF EXISTING PROPERTY STRUCTURES

The Committee reviewed the progress print of the Existing Conditions Plan and the two home inspection reports for the dormitory and cottage.

Mr. Gill raised questions with regards to safety concerns and historical significance of the old stone foundation. A subcommittee of Mr. Kelso, Mr. Buttkus, and Mr. Grady will do further research on the foundation and will present a recommendation at the next meeting.

The Committee discussed which structures should be recommended to remain or be demolished. It was reported that the Committee previously recommended razing the garage and old dormitory building. Mr. Gill made a motion that was seconded by Mr. Grady.

Motion: the Committee recommends the dormitory building be removed from the site based on the information in the home inspection report and to further direct Mr. Buttkus to obtain estimates for demolition costs.

Vote: 9 – in favor; 0 – opposed. Motion passed.

The demolition estimates are to include restoring the area to a natural landscape.

Discussion regarding the lower paved driveway to the dormitory was postponed to the next meeting in order for members to visit the site.

The consensus of the Committee was to keep the outdoor chapel for a point of interest and educational purposes. Ms. Morris made a motion that was seconded by Mr. Butcher.

Motion: the Committee recommends the outdoor chapel remain and be maintained.

Vote: 9 – in favor; 0 – opposed. Motion passed.

Existing Residential Cottage – The Committee continued its discussion on retaining the cottage and the issues related to changing uses for the building, maintenance, and handicap accessibility compliance. The Committee discussed the existing septic system; whether a Title V inspection had been done by the property owner; and what are the requirements for utilizing the cottage with first floor public meeting area and storage or office space on the second floor. Mr. Gill volunteered to contact the attorney for the seller; Ms. Morris will contact the church's representative, Mr. Ziegler; and Mr. Grady will do further research with the Board of Health. Mr. Jannetty raised concern that the proposed uses of the building veered from the committee's mission statement "to determine that the potential uses are in keeping with the neighborhood, the environment, and with the restrictions of the Community Preservation Act." Mr. Gill and Mr. Jannetty also indicated to the committee that the proposed uses were not allowed uses in the current neighborhood zone of residential compatible. They both suggested such use would require a use variance. Discussion followed.

Ms. Morris asked have there been any feedback from Town Counsel with regards to questions raised at previous meetings regarding the use of the cottage and whether proposed changes are consistent with the CPA and the vote of Town Meeting. Questions to ask Town Counsel include if CPA money can be used for the renovation of the building; whether any proposed change in use require a new Town Meeting vote or is consistent with the current Town Meeting vote; and is a zoning variance required for any change in use.

After reviewing the inspection report for the cottage, the Committee asked if Mr. Buttkus could get estimates of the cost to renovate the building, before the Committee makes a recommendation on the building. Mr. Jannetty noted the committee should have a budget for ADA compliance and repairs needed prior to making a recommendation.

Garage - Mr. Fawcett left the meeting at 8:50 a.m. prior to the discussion regarding the garage. As discussed at previous meetings, the Committee had no uses for the structure. Mr. Gill made a motion that was seconded by Mr. Butcher.

Motion: Based on the inspection report and lack of a vision for use, the Committee recommends razing the garage and shed.

Vote: 8 – in favor; 0 – opposed. Motion passed.

CONSERVATION RESTRICTION

A draft conservation restriction document was given to the members for review and will be discussed at the next meeting.

RULES AND REGULATIONS

A draft rules and regulations document was given to members for review and will be discussed at a future meeting.

At 9:10 a.m. Mr. Grady made a motion that was seconded by Mr. Brawley.

Motion: to adjourn meeting.

Vote: 8 – in favor; 0 – opposed. Motion passed.

List of Documents:

- Draft Rules and Regulations
- Draft Conservation Restriction, 5/16/2011
- Home Inspection Report for House, 4/28/2011
- Home Inspection Report for Retreat Center, 4/28/2011
- Progress Print of Existing Conditions Plan, 5/16/2011