

Blairhaven Committee Meeting Minutes
Tuesday, May 25, 2011

TOWN CLERK

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The Blairhaven Committee held a meeting in the Mural Room, Lower Level of the Town Hall on Tuesday, May 25, 2011. DUXBURY, MASS.

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

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

Ms. Sullivan called the meeting to order at 8:03 a.m.

RESPONSE TO LEGAL QUESTIONS

The Chairman reported that the Town Manager has specified that all requests for information from Town Counsel Robert Troy must come via the Chairman of a Committee. Mr. Gill discussed an email dated 5/24/2011 from Town Counsel, regarding questions asked by Mr. Gill about potential uses for the Blairhaven property, zoning compliances, and use of CPA funds. Ms. Morris reported on a meeting that she and Mr. Grady had with Mr. Troy. Ms. Sullivan reported that she spoke with Town Counsel and he wants to research the subject more. Mr. Gill commented that the opinion from Attorney Troy was clear and unambiguous as to allowed "recreational" uses and requested that Attorney Troy's e-mail be attached to the meeting minutes. Ms. Loring suggested that Town Counsel be advised that a similar analogy may be the Delano Farms Land Acquisition in 2002.

Mr. Fawcett asked how the Harbormaster would potentially use the existing residential cottage if given the structure. Mr. Beers responded the building would be a satellite station for his department, a secure location for administrative records and computers, and a place to hold meetings. The center of operation for the Harbormaster's Department would remain at the Town Pier at Mattakeesett Court.

Ms. Morris and Ms. Loring noted another possible use to consider is for educational purposes and a place to display information about Duxbury Bay and the local environment. Mr. Jannetty questioned whether this would qualify under recreation as per the Town Meeting vote and in light of Attorney Troy's e-mail.

DISCUSSION OF EXISTING PROPERTY STRUCTURES

Mr. Buttkus reported that he is still working on quotes for demolition costs and should have information by next meeting. Mr. Gill asked to include demolition costs for the cottage. Mr. Buttkus will also get estimates for maintenance costs for next meeting.

Mr. Grady reported on the Title V inspection for the septic systems on site. Both systems passed inspection. If the Town decides in the future to tie in the septic of the cottage to the newer septic system of the dormitory the estimated cost is approximately \$10,000.

Unsure whether the razing of the garage had previously been voted, Mr. Grady made a motion that was seconded by Ms. Morris.

Motion: The Committee recommends that the garage be demolished.

Vote: 10 – in favor; 0 – opposed. Motion passed.

DISCUSSION ON OLD STONE FOUNDATION

Mr. Kelso reported that he, Mr. Grady, and Mr. Buttkus conducted a site inspection of the old stone foundation. The site has historic significance; the foundation hole is only 3 feet deep; and the stones covered with poison ivy. Because of the depth of the foundation hole, it was recommended for safety reasons that a few inches of fill be added to the hole and the site cleared of the invasive vegetation. Ms. Loring made a motion that was seconded by Mr. Butcher.

Motion: the Committee recommends that the old stone foundation is worth keeping as a historic point of interest and for safety purposes minimal fill be added to the hole and the invasive vegetation removed.

Vote: 10 – in favor; 0 – opposed. Motion passed.

The Committee suggested that signage be added noting the historic significance of the foundation.

DISCUSSION ON LOWER PAVED DRIVEWAY

Based on the site inspection, Mr. Buttkus and Mr. Grady recommended removal of the asphalt of the lower paved driveway. Mr. Jannetty suggested that a barrier be installed to limit vehicle access to the area after asphalt is removed. Mr. Mark Cleveland, 238 Washington Street commented that the lower driveway is used as a turnaround for vehicles with trailers at the town landing. He asked that the Committee consider a provision for vehicle turnaround when discussing parking concerns. Ms. Sullivan noted that public safety committees and officials will review for compliance any parking plans, both for the town landing and Blairhaven property. Ms. Loring made a motion that was seconded by Mr. Butcher.

Motion: the Committee recommends the removal of the asphalt lower driveway with the understanding that access and turn-around concerns at the town landing be addressed in the future.

Vote: 10 – in favor; 0 – opposed. Motion passed.

REVIEW OF DRAFT CONSERVATION RESTRICTION

Ms. Loring reported that she had spoken with Irene DelBono, MA Executive Office of Energy and Environmental Affairs regarding the question of whether day to day activities should be defined in the conservation restriction or in rules and

regulations. Ms. DelBono indicated that these activities are defined in rules and regulations.

Ms. Loring explained the process and general timeline for development of a conservation restriction. Mr. Jannetty questioned how to define any changes to the structures. It was explained that typically a building envelope is defined around a building.

NEXT MEETING AGENDA

The draft conservation restriction will be reviewed in more detail by the Committee at its next meeting.

The draft rules and regulations will be discussed at the next meeting.

Mr. Buttkus will report on demolition and maintenance costs.

Scott Lambiase, Director of Inspectional Services will be invited to the next meeting.

ADMINISTRATIVE MATTERS

The Committee reviewed draft minutes for the meeting on 5/17/2011. Mr. Jannetty proposed revisions to the discussion of the Existing Residential Cottage. Ms. Sullivan added the words "Discussion followed" after Mr. Jannetty's revisions. Mr. Butcher made a motion that was seconded by Mr. Grady.

Motion: to approved the minutes of the meeting on 5/17/2011, as amended.

Vote: 9 – in favor; 0 – opposed; 1- abstention (Loring). Motion passed.

At 9:02 a.m. Mr. Butcher made a motion that was seconded by Mr. Kelso.

Motion: to adjourn meeting.

Vote: 10 – in favor; 0 – opposed. Motion passed.

List of Documents:

- Email from Robert S. Troy dated 5/24/2011
- Draft Minutes with Mr. Jannetty's revisions in red.