

## APPROVED MINUTES

### COMMUNITY PRESERVATION COMMITTEE MEETING

DATE: Monday, March 8, 2021 TIME: 6:30 PM

PLACE: Virtual meeting via Zoom Platform

Chair Russ Bonetti called the meeting to order at 7:00 PM

Roll Call Attendance: Susan Sardina – Aye; Thomas Reardon – Aye; Suzy Wadsworth – Aye; Dr. Paul Schubert – Aye; Tom Callahan – Aye; Eric Eisenhauer – Aye; Michael Dickey – Aye; Russ Bonetti – Aye

The following are requests for funding brought before the Community Preservation Committee. Approved requests will be submitted to the Select Board for inclusion on the warrant for the Annual Town Meeting.

**#1: PAUL PRATT MEMORIAL LIBRARY:** The library is requesting \$3,000 of CPC funds for historical map restoration and book binding.

**MOTION:** By Dr. Paul Schubert to approve the request for \$3,000 for map restoration and book binding.

**SECOND:** Member Susan Sardina

**ROLL CALL VOTE:** Susan Sardina – Aye; Thomas Reardon – Aye; Suzy Wadsworth – Aye; Dr. Paul Schubert – Aye; Tom Callahan – Aye; Eric Eisenhauer – Aye; Michael Dickey – Aye; Russ Bonetti – Aye

**MOTION PASSES:** 8-0 Unanimous

#### **#2: HIGH SCHOOL TRACK RESTORATION:**

**REPRESENTING THE REQUEST:** Ellen Maher and Susan Owen

**REQUESTING \$375,000** for restoration and updates to the Cohasset High School track.

The track needs full replacement, drainage upgrades and other repairs to extend the life of the track and address safety issues. The track was resurfaced in 2019 but bubbling has occurred. If restored, the track could generate revenue with usage from other schools, track clubs and town-sponsored events. Ms. Owen said that \$300,000 is a start and that they are seeking other sources of financing. Chair Bonetti proposed to set aside an amount from CPC and to set a time limit for the applicants to raise their own additional funds. If they do not achieve this, the CPC money goes back into the CPC account.

**MOTION:** By Dr. Paul Schubert to set aside \$375,000 from the CPC to fund portions of track renovation at Cohasset High School.

**SECOND:** Member Susan Sardina

**ROLL CALL VOTE:** Susan Sardina – Aye; Thomas Reardon – Aye; Suzy Wadsworth – Aye; Dr. Paul Schubert – Aye; Tom Callahan – Aye; Eric Eisenhauer – Aye; Michael Dickey – Aye; Russ Bonetti – Aye

**MOTION PASSES:** 8-0 Unanimous

#### **#3: AFFORDABLE HOUSING TRUST:**

**REPRESENTING THE REQUEST.** Trust Members Cindy Masterson, Tom Meade and Steve Gaumer.

**REQUESTING \$400,000.**

The Affordable Housing Trust are requesting \$400,000 to purchase properties to be used towards affordable housing. The Trust was formed in 2019 with 7 fiduciaries working with the Affordable Housing Steering Committee to find properties and purchase land. Mr. Gaumer said that the trust has lost out on some good properties and would like to build up a balance for potential action. Member Sardina supports the request because no units have yet been purchased with CPC funds and that these purchases could go towards the town's 40B requirements.

**MOTION:** By Member Sardina to allocate \$500,000 to the Affordable Housing Trust for the purchase of properties to be used towards Affordable Housing.  
**SECOND:** Member Wadsworth  
**ROLL CALL VOTE:** Susan Sardina – Aye; Thomas Reardon – Aye; Suzy Wadsworth – Aye; Dr. Paul Schubert – Aye; Tom Callahan – Aye; Eric Eisenhauer – Aye; Michael Dickey – Aye; Russ Bonetti – Aye  
**MOTION PASSES:** 8-0 Unanimous

**#4: CLOCK RESTORATION:**

**REPRESENTING THE REQUEST:** Town Manager Chris Senior

**REQUESTING \$50,000 TO \$62,500** depending on scope of project

The clock was purchased in 1865 and is kept at St. Stephen's Episcopal Church. Balsler Company from Freeport MA did an assessment of the project and gave a price of \$50,000 to \$62,500 depending on the scope of the restoration. The DPW will be responsible for routine maintenance and that cost will be separate from the restoration project.

**MOTION:** By Vice Chair Reardon to allocate up to but not exceeding \$75,000 for the clock restoration.  
**SECOND:** Member Eisenhauer  
**ROLL CALL VOTE:** Susan Sardina – Aye; Thomas Reardon – Aye; Suzy Wadsworth – Aye; Dr. Paul Schubert – Aye; Tom Callahan – Aye; Eric Eisenhauer – Aye; Michael Dickey – Aye; Russ Bonetti – Aye  
**MOTION PASSES:** 8-0 Unanimous

**#5: LAWRENCE'S WHARF DOCK AND PARKER AVENUE RAMP RESTORATION:**

*(Chair Bonetti recused himself as a direct abutter to the project.)*

**REPRESENTING THE REQUEST:** Harbormaster Lori Gibbons

**REQUESTING UP TO \$40,000 FOR DOCK REPAIR AND \$300,000 FOR BOAT RAMP**

The dock at Lawrence's Wharf is no longer viable as the cement does not hold up in cold weather. Ms. Gibbons is requesting up to \$40,000 for the dock repair. There is an additional request for a new boat ramp at the end of Parker Avenue as the current ramp is not functional within two (2) hours of high tide and is a potentially dangerous situation. The cost to repair the ramp is \$1,200,000 of which a 25% match (\$300,000) is being asked for from CPC. Town Manager Chris Senior said the town is applying for the project on May 1, 2021 and is aggressively seeking funds from other sources. The total asked for by the Harbormaster is up to \$40,000 for the dock repairs and \$300,000 for the ramp with a \$60,000 contingency to cover unexpected expenses for a total not to exceed \$360,000.

**MOTION:** By Member Wadsworth to allocate up to but not exceeding \$40,00 for the new dock at Lawrence's Wharf.  
**SECOND:** Member Schubert  
**ROLL CALL VOTE:** Susan Sardina – Aye; Thomas Reardon – Aye; Suzy Wadsworth – Aye; Dr. Paul Schubert – Aye; Tom Callahan – Aye; Eric Eisenhauer – Aye; Michael Dickey – Aye  
**MOTION PASSES:** 7-0-1 (1 recusal, Chair Bonetti)

**MOTION:** By Member Sardina to allocate 25% (\$300,000) of the total cost of the ramp restoration with a contingency (\$60,000) to cover any unexpected expenses for a total of up to but not exceeding \$360,000.  
**SECOND:** Member Schubert

**ROLL CALL VOTE:** Susan Sardina – Aye; Thomas Reardon – Aye; Suzy Wadsworth – Aye; Dr. Paul Schubert – Aye; Tom Callahan – Aye; Eric Eisenhauer – Aye; Michael Dickey – Aye

**MOTION PASSES:** 7-0-1 (1 recusal, Chair Bonetti)

**OTHER CPC BUSINESS**

**Approval of Minutes of 12/7/20**

*(Member Callahan recused himself; meeting was prior to his being appointed to the committee appointment to the committee)*

**Motion made to approve by Member Schubert; 2<sup>nd</sup> by Vice Chair Reardon, Vote 7-0-1 (1 recusal)**

With no further business to discuss, motion to adjourn made by Member Sardina, 2<sup>nd</sup> by Member Eisenhauer and approved 8-0 unanimous on a roll call vote.

Meeting adjourned at 9:10 p.m.

*The next meeting of the CPC is Monday, 3/22/21 via ZOOM Platform. The agenda will be posted to the Town Website on Thursday, 3/18/21 no later than 4 p.m.*