

APPROVED MINUTES
COMMUNITY PRESERVATION COMMITTEE MEETING
MONDAY, MARCH 22, 2021 TIME: 7:00
PRESENTED ON A ZOOM PLATFORM

Meeting called to order at 7:25 pm on ZOOM Platform

Roll Call Attendance: Dr. Schubert – aye; Thomas Reardon – aye; Eric Eisenhauer – aye; Susan Sardina – aye; Tom Callahan – aye; Michael Dickey – aye; Suzanne Waldorf – aye
Russ Bonetti - aye

1. Election of Officers

CHAIR – Susan Sardina nominated Russ Bonetti; 2nd by Thomas Reardon 6-0-1 (Abstained Bonetti)

VICE CHAIR - Russ Bonetti nominated Thomas Reardon, 2nd by Dr. Schubert 6-0-1 (Abstained Reardon)

2. Historical Society – Harbor Plaque

Chair Bonetti is requesting \$745 for a plaque for the CHS Maritime Museum. This request goes back to 2020.

MOTION: By Vice Chair Reardon to grant \$745 for the purchase of a plaque.

SECOND: Member Schubert

ROLL CALL VOTE: Dr. Schubert – aye; Thomas Reardon – aye; Eric Eisenhauer – aye; Susan Sardina – aye; Tom Callahan – aye; Michael Dickey – aye; Suzanne Waldorf – aye Russ Bonetti – aye

MOTION PASSES: 8-0 Unanimous

3. CYBSA (Cohasset Youth Baseball and Softball Association)

REPRESENTING THE FOLLOWING REQUESTS: Mark Chase, Andrew Simms, Vince Thornton (CYBSA) and John Cavanaro of Cavanaro Consulting

REQUESTING \$100,000 FOR ADA COMPLIANCE; \$19,000 FOR DEER HILL RESTORATION; \$12,500 FOR BARNES COMPLEX RENOVATION

DEFICIENCIES CITED IN 2018 FOR ADA COMPLIANCE: TOTAL REQUEST: \$100,000

Phase 1 addresses ADA compliant bleachers

Phase 2 would install a concrete walkway around the snack shack, provide access to bathroom facilities; install a drainage system; repave parking lot and add two (2) ADA parking spots.

Mr. Cavanaro said the request will bring parking under compliance and create an accessible pass between fields and bleachers. Dr. Schubert cited the fields at Deer Hill and Osgood schools have been shut down for non-compliance which puts the town at risk.

MOTION: By Member Callahan to grant \$100,000 for the ADA compliance upgrade to the CYBSA fields.

SECOND: Member Schubert

ROLL CALL VOTE: Dr. Schubert – aye; Thomas Reardon – aye; Eric Eisenhauer – aye;
Susan Sardina – aye; Tom Callahan – aye; Michael Dickey – aye;
Suzanne Waldorf – aye Russ Bonetti – aye

MOTION PASSES: 8-0 Unanimous

DEER HILL SOFTBALL FIELD RESTORATION: TOTAL REQUEST: \$19,000

There is only one (1) softball field and Cohasset is borrowing usage from other towns. The field is from 2004 and needs repairs and restoration. \$19,000 is 25% of the total needed for the project.

MOTION: By Member Callahan to grant \$19,000 for the ADA compliance upgrade to the CYBSA fields.

SECOND: Vice Chair Reardon

ROLL CALL VOTE: Dr. Schubert – aye; Thomas Reardon – aye; Eric Eisenhauer – nay;
Susan Sardina – aye; Tom Callahan – aye; Michael Dickey – nay
Suzanne Waldorf – nay; Russ Bonetti - aye

MOTION PASSES: 5-3

BARNES SPORTS COMPLEX FIELD RENOVATION: TOTAL REQUEST \$12,500

This request is for field renovation, batting cage updates, fencing and storage sheds. The project is estimated at \$25,000 with 50% being requested from the CPC for a total of \$12,500. Chair Bonetti questioned the additional work added to the request regarding infrastructure and asked if the applicants had investigated going forward with no assistance from the CPC. Mr. Chase said they have capped their requests for 2021 but will have other requests going forward. Chair Bonetti feels the money requested should go towards ADA compliance only. Member Callahan supports the request for ADA compliance but doesn't feel we are responsible for restoration of the fields. Chair Bonetti questioned the need for a third batting cage as well as other non-ADA requests as he anticipates large demands on CPC funds and wants to be cautious.

MOTION: By Vice Chair Reardon to grant \$12,500 (50%) for renovations to the Barnes' Sports Complex field.

SECOND: Member Schubert

ROLL CALL VOTE: Tom Callahan – nay; Michael Dickey – nay; Eric Eisenhauer – aye; Vice Chair Reardon – aye; Susan Sardina – nay; Suzy Wadsworth – nay; Chair Bonetti – nay; Paul Schubert - aye

MOTION DOES NOT PASS: 3-5

4. Cohasset Conservation Trust – Land Acquisition – Two Requests

REPRESENTING THE REQUESTS: Deb Shadd, Jeff Waal and Kate Holden

FOREST AVENUE OPEN SPACE:

The first request is for making an irregularly shaped open space on Forest Avenue more useful and accessible to residents. The Trust would like to create boardwalks, trails and provide access to other open areas. Member Callahan says this land is already owned by the Trust and perhaps there may be better use for the monies being requested. Since the land has already been purchased, *the CPC will defer a decision for funds for 6 months.*

MOTION: By Member Wadsworth to defer a decision for 6 months for a funding request from the Cohasset Conservation Trust for open space on Forest Ave.

SECOND: Member Dickey

ROLL CALL VOTE: Tom Callahan – aye; Michael Dickey – aye; Vice Chair Reardon – aye; Susan Sardina – aye; Suzy Wadsworth – aye; Chair Bonetti – aye; Paul Schubert – aye; Eric Eisenhauer – abstains

MOTION PASSES: 7-0-1 (1 abstention)

487 KING STREET-BUILDABLE LOT: TOTAL REQUEST \$450,000

The Conservation Trust would like to purchase a buildable lot near Lily Bond. Mr. Waal said this lot provides good access to other existing recreation areas and would benefit the town. Member Eisenhauer assumes the Trust doesn't have enough money to purchase the lot independently and is relying on CPC. Mr. Waal said they have received no CPC funding in several years and this would be the ideal project. Member Callahan said the town hall project is going to cost the town money but Chair Bonetti said the CPC is only involved in the older area of the existing building.

MOTION: By Member Callahan to grant \$450,000 to purchase a lot adjacent to existing conservation sites on 487 King Street.

SECOND: Member Schubert

ROLL CALL VOTE: Tom Callahan – aye; Michael Dickey – aye; Eric Eisenhauer – aye; Vice Chair Reardon – aye; Susan Sardina – aye; Suzy Wadsworth – aye; Chair Bonetti – aye; Paul Schubert - aye

MOTION PASSES: 8-0 Unanimous

5. Cohasset Recreation Dept – Basketball courts Beechwood & Sohier St

MOTION: By Member Schubert to move the request to the meeting of 3/29/21.

SECOND: Vice Chair Reardon

ROLL CALL VOTE: Tom Callahan – aye; Michael Dickey – aye; Eric Eisenhauer – aye; Vice Chair Reardon – aye; Susan Sardina – aye; Suzy Wadsworth – aye; Chair Bonetti – aye; Paul Schubert - aye

MOTION PASSES: 8-0 Unanimous

6. Second Congregation – Preservation to façade.

REPRESENTING THE REQUEST: Pastor Karen Bailey-Francois; Phil Lear

REQUESTING: \$50,000

The church is located in the Historic District at the Town Common. The applicants would like to restore the façade, windows and bell tower. The church is widely used and very visible to residents. They are requesting \$50,00 from CPC backed by \$50,000 from the church for a total of \$100,000; With COVID19 restrictions the church did not have the opportunity to hold their Strawberry Festival and other fundraising events in 2020 and lack the necessary funds to complete this project. Documentation was presented showing current legislation that allows church funding from town sources provided they meet the CPC criteria. Pastor Bailey-Francois feels this is a legitimate project that impacts the community. Member Sardina would be less inclined to support the request

if the building was not on the Town Common but feels the historic district should be maintained. Member Eisenhower said the CPC would be opening Pandora's box but Chair Bonetti said that other churches in town with no historic facing may not qualify for CPC funding. Member Dickey asked if the CPC voted in favor of the project and some group challenged the decision would we be responsible for legal action but Chair Bonetti said we would be represented by Town Counsel if acting in a legal capacity. Member Wadsworth said the façade is part of a whole church building and since we represent the town as well as CPC we should not be involved.

MOTION: By Member Schubert to defer any CPC vote on the request until a ruling is rendered from Town Counsel.
SECOND: Member Sardina
ROLL CALL VOTE: Tom Callahan – aye; Michael Dickey – aye; Eric Eisenhower – aye; Vice Chair Reardon – aye; Susan Sardina – aye; Suzy Wadsworth – aye; Chair Bonetti – aye; Paul Schubert – aye
MOTION PASSES: 8-0 Unanimous

It was suggested by Member Sardina to start the 3/29/21 meeting at 6:30 as there is a lot of information still to be discussed. The committee was in accordance with the suggestion.

With no further business to discuss, the Chair asked for a motion to adjourn.

MOTION TO ADJOURN: By Member Schubert
SECOND: Vice Chair Reardon
ROLL CALL VOTE: Tom Callahan – aye; Michael Dickey – aye; Eric Eisenhower – aye; Vice Chair Reardon – aye; Susan Sardina – aye; Suzy Wadsworth – aye; Chair Bonetti – aye; Paul Schubert – aye
MOTION PASSES: 8-0 Unanimous

Meeting adjourned at 9:30 pm.