

Community Preservation Committee
January 15, 2008

CALL TO ORDER – 7:35

PRESENT

Members: Mr. Bulman, Chair; Ms. Dean, Mr. Leavitt, Mr. Limbacher, Mr. McKain, Mr. Snow
Ms. Crowell, Administrative Assistant

Others: Marina Park, Mr. Kreutzberg; Mark Patterson, Harbormaster;

II. OLD BUSINESS

A. Applications-

1.) Marina Park Improvements Budget: Mr. Kreutzberg distributed copies of the existing plan and said he appreciated the opportunity to return. He has talked to Wally McKinnon who works with the Corps of Engineers and they have a comprehensive plan. The permitting is done, and they are ready to move in late spring or early fall.

Mr. Patterson agreed that all the engineering and permitting is completed and the costs absorbed. All they ask of CPC is to fund the cost of

They hope to create a natural look in the area and mitigate and replicate the dune area.

It is agreed that this will be a recreational asset, with the boardwalk and viewing pier north of the existing marina.

The present plan is to landscape the property and install a walking train in the new areas for 45,000.

Mr. Bulman asked if there would be an opportunity to extend the trail to get to other Town owned property. Mr. Patterson replied that there would, although it may consist only of a small bridge. Access to the property will not be necessary for parking.

Mr. Kreutzberg said they could eventually have a walk from Front Street out to the marina.

Mr. McKain said he had followed up with Kathy Roth of the Community Preservation Coalition and she told him that things that may be funded under the Act include: rebuild a boat ramp or build another; preservation of assets purchased under CPC. It would be pushing the envelope a bit, but in some cases the following would be approved: viewing platforms for recreational use; ADA compliance.

Mr. McKinnon said ADA compliance is necessary. The mud is rolled out and filled with 3” of stone and compacted. The required slope for wheel chairs must be attained to enable the handicapped to reach viewing platforms and fishing piers. Revetments to

preserve the shoreline are eligible; cranes and launching pads are not. Buying equipment is not allowed, and Town Counsel's advice should be obtained.

Lighting for humane society buildings and mousing shed is acceptable. If you install pilings for piers, they must not turn out to be pilings for buildings.

Dunes seem to look good if they serve a purpose.

Mr. Kreutzberg said that the east side of the road is an EFR barrier beach and cannot have structures. Mr. Leavitt agreed, adding that the property may be very vulnerable in a storm. Mr. Kreutzberg said that dunes are not just decorative; they help preserve the property.

Kayaks, boardwalks, viewing fields, landscaping and planting are also okay.

Mr. McKain added that lighting of paths and viewing piers may serve as security for assets.

Mr. Snow asked if there is money for the mousing sheds. Mr. Patterson said there is not. This could create hurdles. Mr. Ball never intended to move the buildings.

Mr. Kreutzberg pointed out that 30' to the west there is a barrier beach. The fill will taper down toward the road.

Mr. Snow noted that there are pretty big numbers involved: 16'x16' pier, 140' long. It would be good to have all the information before going to the Advisory Committee on Thursday. It would not be good for the applicants to run out of money half way through the project.

Mr. Leavitt said the committee could vote the 334,000 now subject to future amendments.

Mr. Kreutzberg said he had a marine engineer working with him for three years and he feels pretty good about the numbers. Quincy has something very similar to what is proposed and their numbers are similar. He added that he would go out for the most aggressive bidding he could.

Mr. McKain asked if there is electricity on the site and Mr. Kreutzberg said the old red building and the marina buildings have electricity. They want to bring power, sewer, and water out to the new spot.

MOTION by Mr. Limbacher, SECOND by Mr. Leavitt, and UNANIMOUSLY VOTED to appropriate \$334,000 for items 1, 2, 3, and 4. Item 5 is withdrawn.

Mr. Bulman said he would like some of the applicants to attend the Advisory Committee meeting.

Mr. Bulman said there will be a CPC meeting in Norwell on Saturday from 9 to 12. Mr. Limbacher and Mr. Leavitt will attend. Mr. Limbacher also wants to set up a meeting regarding wind turbines. Mr. Bulman will discuss this with Town Counsel.

Next Meeting: February 11

MOTION by Mr. Leavitt, SECOND by Mr. Limbacher and UNANIMOUSLY VOTED to adjourn the meeting.

ADJOURNMENT – 9 P.M.

Respectfully submitted,

Claire McDonough