



Town of Duxbury Community Preservation Committee

Minutes of November 1, 2018

The Community Preservation Committee (CPC) met on Thursday, November 1, 2018 at 8:15 AM in the Mural Room at the Duxbury Town Hall.

Members Present: Holly Morris; Cynthia Ladd Fiorini; Tony Kelso; Kathy Palmer; Sarianna Seewald; Terry Vose

Members Absent: Stephen McCarthy

Staff Present: Joe Grady; CPC Administrator; Susan Ossoff; CPC Administrative Assistant

The meeting was called to order by Chair Holly Morris at 8:15 am.

OPEN PROJECTS UPDATES

Joe Grady said the Town now owns the DeLorenzo land as of October 30th. The bounds and survey work on the Williams, Delano, and Merry properties is underway and should be completed by December.

Regarding the Historic Archives project, Joe Grady said he met with Mary Beth MacQuarrie from IT and Town Clerk Susan Kelley and they discussed whether the Town Clerk could attach the files to her webpage so there will be no further monthly costs. This can be further discussed at the next meeting.

PROJECT SUBMITTED FOR 2019 - UPDATES

Tony Kelso said he had met with Sheila Lynch Benthinen about the Historic Preservation Education project. He does not believe this can be funded using Historic Reserve funds. And perhaps further work on the proposal and more detail about the budget is necessary. The consensus was to have the Project meeting as scheduled for 8:40 on November 13 and further discuss this then.

PROJECT APPLICANT MEETINGS

Housing Authority Improvements; Duxbury Housing Authority

Chris Plourde, the Assistant Facilities & Modernization Manager for the Duxbury Housing Authority, and Paul McCormack of the Duxbury Housing Authority were present to represent the project. Chris Plourde explained they get minimal state funding and try to do capital improvements on their own on an as-needed basis. These facilities are 52 units built in 1968 for elderly and disabled people on Chestnut Street. There are 7 buildings and a community room. The windows have been replaced and the fire alarm upgraded, but the trim, corner boards, soffits, and rake boards are in bad repair and animals are starting to get into the buildings.

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These repairs were completed on one building through the operating budget at a cost of \$22,500, and the estimate cost to do the remaining 6 buildings and the community room is \$160,000.

Terry Vose asked about State funding and Mr. Plourde said they get \$80,000 per year for 2 group homes, 5 family houses and the 52 units at this location. Holly Morris asked what would happen if there is a shortfall; Chris Plourde said the work would be pushed out unless it is an emergency and then there is an emergency reserve process through which additional funds can sometimes be obtained from the state.

Paul McCormack explained there are 3 State and 1 Federal program involved and extensive paperwork requirements, and they only have a part-time Executive Director and so they joined with Plymouth to manage the program.

Holly Morris asked about the procurement process used; Chris Plourde said that DHCD and the State require a public procurement process with closed bids. Cynthia Ladd Fiorini asked if the siding itself is in good shape; Chris Plourde said the siding is part brick and part siding, and is not in bad shape.

On a motion by Cynthia Ladd Fiorini, seconded by Terry Vose, the CPC voted 6-0 to recommend the Housing Authority project to the annual Town Meeting warrant for \$160,000 to come from the Housing Reserve.

Pickleball Courts; Duxbury Recreation Department

Gordon Cushing, Recreation Director described the project which is to convert tennis courts at Tarklin to pickleball courts. Pickleball is the fastest growing sport for older people. To meet the growing demand, on an interim basis they have been using the Alden Street tennis courts with portable nets but a permanent solution is needed. There are currently 13 public tennis courts in Duxbury and this would leave 11 available which is adequate to meet the demand.

There are some concerns about noise issues with pickleball, but the Recreation Department has not received any complaints. This proposal includes an estimate for privacy fence to mitigate any possible noise concerns.

Sarianna Seewald asked if the repair of the courts is general maintenance. Gordon Cushing said there is a regular maintenance schedule. Kathy Palmer asked if the courts have lights and can be used at night. Gordon Cushing said there are no lights there now so therefore they aren't used at night, but the courts can be used year round weather permitting.

Sarianna Seewald asked if Mr. Cushing had spoken to the residents in the area and he said he had not. He said there is only a neighbor to the south and they intend to install the privacy fence there. Holly Morris asked if there will be any private donations towards this project and Mr. Cushing said there is no organized Pickleball fundraising group. Holly Morris said CPC has a tight budget that is challenged by multiple project requests this year.

A number of residents were in attendance and spoke strongly in favor of this project.

King Caesar House Windows & Gutters; Duxbury Rural & Historical Society

Erin McGough, Director of the Rural and Historical Society and John Bear from the Rural and Historical Society were present to represent the project. The project is to preserve and restore

gutters and to restore 60 regular-sized and feature windows. There are water intrusion issues and these repairs are intended to address the water intrusion. Kathy Palmer asked which windows will be worked on; Erin McGough said the windows on the front façade are the worst and have never been preserved. Because of the water intrusion the mechanisms and ropes are failing so the windows don't open which is contributing to mold and mildew. The downspouts will be increased in size from 2-3" to 5" and will be copper pipe.

Kathy Palmer asked for additional detail about what window work will be done. Erin McGough said the sashes are in good condition, the focus will be on the mullions, preserving the antique glass, and making the windows functional.

Erin McGough said the requested amount can be decreased by \$5000 because of a second cost estimate obtained since she submitted the original request. So the project request is now \$52,250, she will forward this in writing to the CPC.

ADJOURN

On a motion by Cynthia Ladd Fiorini, seconded by Kathy Palmer, it was voted 6-0 to adjourn the meeting at 9:48 am.