

Town of Wenham

Community Preservation Committee  
Meeting Minutes of February 1, 2016  
Wenham Town Hall, 138 Main Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30 A, §§ 18-25, written notice posted by the Town Clerk delivered to all Committee members, a meeting of the Community Preservation Committee (CPC) was held in the Selectmen's Meeting Room on Monday, February 1, 2016 at 7 PM.

With a quorum present, Ms. Davis called the meeting to order at 7 PM

Committee Present: At-Large Members Harriet Davis, Chair; Kennon Anderson; Patrick Waddell, Clerk; Tom Starr  
Town Representatives: Arthur Burt, Wenham Housing Authority; Denis Curran, Joint, Recreation Board; Barbara Locke, Historic District Commission; Vice Chair Leo Maestranzi, Conservation Commission; Virginia Rogers, Planning Board  
Peter Lombardi, Town Administrator; Catherine Tinsley, Recording Secretary

Public Information:

The meeting was audio recorded.

Agenda

Applications - Enon One; School Field Design; Winthrop Playground

The purpose of this meeting was for the Committee to hear presentations of submitted applications for CPA funding.

Enon One - \$100,000 (Estimated)

Fire Chief Blanchard was present to talk about the application to build a shed (garage) for Enon One, Wenham's first fire engine. The 1849 pumper is the oldest piece of equipment owned by the Town; it has original lettering and hose reel. CPC funding is requested for plans, site work, and a 12 x 28 garage/shed to house, protect, and display Enon One. Enon One committee members present included, Win Dodge, Steve Kavanagh, and Don Killam.

The Committee is recommending a garage type structure with an opening door, (wooden) floor, and electricity. A large display window would provide for viewing of Enon One. He reported the Enon One Committee is considering the garage be positioned behind Town Hall, built into the hillside.

It was suggested the application be funded for half the requested amount to allow for fund raising to show residents support the project.

School Field Design

Len Dolan, Recreation Board member was present to talk about the application for CPA funds for the design, engineering services the Hamilton Wenham Regional High School Field Redevelopment. The total cost of the design phase is \$67,240 with Wenham's share being \$22,592 (33.6%)

The engineering will be done in one phase but future construction could be done in a modular way.

The Hamilton CPC will have a presentation on same application on February 11, 2016.

Mr. Dolan talked in length about the benefits of an artificial turf field, and the relief it would offer the current playing fields to allow them to rest. Recreation Director Sean Timmons contributed to the presentation.

The Recreation Committee assured the Committee that fundraising would be done. The School Committee has not been asked to help with the costs.

The meeting was opened to the committee for questions / comments.

CPC discussed whether sporting fields at the High School met the criteria of CPA guidelines to meet the general needs of the community, as it is limiting in its scope. Mr. Timmons responded that community spaces used for school sport teams would be returned to the community and water bans would not affect turf fields.

Mr. Maestranzi reminded the CPC that the Joint Recreation Department was awarded \$800,000 in CPA funds last year for the HW community pool.

Winthrop Playground - \$25,000

Nancy Littlehale and Jen Daniels talked about the application for CPC funds to contribute to the cost of a new playground at the Winthrop School. Private fundraising is ongoing, along with grant funding. Approximately \$80,000 of the \$225,000 has been raised to date. Having missed the deadline to submit an application to the Hamilton CPC, they committed to submitting a similar application to Hamilton at the next opportunity.

It is planned for construction to begin this summer and completed by start of school in the fall.

The details of the playground were explained, citing 12% of the students at Winthrop school have a disability and the current playground is not handicapped accessible. The proposed playground will be more centralized, handicapped accessible with rubber safety surface.

The meeting was opened to the Committee for questions/ comments

Lakeview – CPC funds for land acquisition of the Lakeview Golf Course property

The Town Administrator's office received approximately 100 responses for feedback regarding the Town's right of first refusal to purchase the property. The majority of the responses were in support of the town purchasing the property.

A discussion of the process followed. Ms. Davis stressed the understanding of the risk if bonding for the property fails at town meeting/ ballot, the developer would not have to abide by the Host Community Agreement and could build freely or the property owners could take the property out of Chapter 61, pay the full taxes for a year and do what they want with the property, including a possible chapter 40 b development.

If CPC funds are used for the purchase of Lakeview, the property will be restricted in perpetuity to that designated purpose for which the funding is granted.

The BOS will act on the right of first refusal at their meeting on February 16, 2016.

Adjournment

The CPC unanimously adjourned at 8:59 pm.

Respectfully submitted by

Catherine Tinsley  
2.15.16