

Approved 2.26.15

TOWN OF WENHAM

Community Preservation Committee
Meeting of Wednesday, February 11, 2015
Bessie Buker School, School 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 on FEBRUARY 11, 2015 at 7 PM in the Bessie Buker Multi Purpose Room

With a quorum present, Chair of the Committee Ms. Davis called the meeting to order at 7:04 PM
Committee Present: At-Large Members Harriet Davis, Chair; Patrick Waddell, Clerk; Tom Starr; Kennon Anderson
Town Representatives Arthur Burt, Wenham Housing Authority; Dennis Curran, Joint Recreation Board; Barbara Locke, Historic District Commission; Leo Maestranzi, Conservation Commission; Virginia Rogers, Planning Board

Public Information:

The meeting was recorded with permission by HWCAM

Agenda

Minutes – February 5, 2015

Applications – HW Community House; HW Joint Recreation Department

Approval of Minutes – February 5, 2015

*Mr. Maestranzi moved to approve the meeting minutes of, **February 5, 2015** and it was unanimous to do so.*

Third Group Presentations – Community House; Hamilton-Wenham (HW) Recreation Department

□. **Community House – 284 Bay Road, Hamilton –\$33,550**

Melissa Elmer, Executive Director of the Community House, presented the CPA application on behalf of the Community House. She gave a brief overview of the history and mission of the Community House saying it was built in 1921 and is on the National Register of Historical Places.

She went on to talk about the programs offered by the Community House and the support it offers the community.

The preservation of the Community House is the top priority. Ms. Elmer noted the limited revenue sources as program fees, hall rental, leased space, fund raising, and grants.

Ms. Elmer talked about the application and provided photo's of the proposed renovations to the building:

- To seal cracks in the masonry of the brick work (Asbury Street side of the building)
- Replace the iron lintels with galvanized steel and basement windows
- Original window well replacement with drainage and grate covers
- Painting the main hall ceiling
- Refinishing the wood floors in the main hall

The Community House also has an application for \$67,100 before the Hamilton CPC to share in the total (\$100,650) cost for the proposed renovations; this is 100% funding request due to septic issues that need to be addressed by the Community House. The Community House budgets \$5,000 annually for capital projects. In closing, Ms. Elmer observed that the Community House is a highly visible historic landmark for the two towns, and a non-profit organization that supports the two communities.

Ms. Davis opened the meeting to the Committee for questions.

Ms Rogers referenced the application and the proposed projects questioning the difference between maintenance work and restoration, noting the CPA prohibits the funding of maintenance, as outlined in the CPA guidelines.

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The committee collectively echoed the need to review and consider the difference between historical renovation and maintenance.

Mr. Maestranzi observed the Community House has submitted numerous applications and that the Wenham CPC has recommended more funds on historical preservation than the other CPA allocations. He went on to question if the Community House plans to submit applications in the future. Ms. Elmer responded by providing a list of capital projects that are currently being prioritized, but said there are no plans at this time to apply for funding next year, although as a non profit, the Community House takes advantage of grant opportunities.

Mr. Waddell encouraged the Community House to continue to submit applications for consideration in the future. He confirmed that the restoration projects would be historic to the building. Ms. Elmer noted that a variety of contractors are used, some local, and although she could not speak to their experience with historic renovations, the Community House understands what can and can not be done to remain on the Historic Registry.

2. Hamilton Wenham Joint Recreation Department - Pool

- a. Construction documents fee of \$80,000: Wenham 's assessment would be (33.6 %) \$26,880
- b. Construction cost of \$2 million: Wenham's assessment would be (33.6%) \$672,000

John Cusilito, Wenham, Recreation Board member introduced Sean Timmons, director of Hamilton Wenham Recreation Department.

Mr. Timmons gave an overview of the two applications and referenced a PowerPoint presentation.

He began by giving a brief introduction explaining that as part of a completed master plan, a "needs assessment" survey was done in Hamilton/Wenham; the pool was the top response of the five recreational facilities the surveyors would like to see improved. In a pool specific survey, 90% of the responders said they would use the pool if it were improved. Survey was completed through survey monkey that counts the number of computers used to respond.

Mr. Timmons went on to give a brief overview of the proposed project:

- Pool design:
 - Six-lane regulation pool (42' x 70')
 - 3.5' to 8' depth
 - L- shaped design
 - Wide-step entrance
 - Attached kiddie pool
- Buildings
 - Bathhouse including men/women's restrooms, showers, changing rooms
 - Filtration / service building including office and private restroom for employees
 - Small concession area
- Revenue is anticipated to cover the cost of the maintenance; annual maintenance (estimated) \$82,000

Ms. Davis opened the meeting for questions from the Committee and Mr. Timmons responded to the following questions:

1. What was done to reduce the cost to under \$2 million?
 - Reduction in size of buildings
 - Wood frame structure replaced concrete structure
 - Smaller septic system - update and use the current system
 - More grass, less concrete
 - Reduction in pool size 30%
 - ADA compliant stairs/ lift instead of zero entry
 - One filtration system
 - Grant funding sought for parking lot
2. Where did the budget come from and are they confident going to bid with this budget?

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o The numbers in the budget were from the HW Working Group/ Recreation Committee with the advice of the pool designer in accordance to their charge to keep the cost under \$2 million; some parts of the project may be bid as alternates.

3. With the pool closed, has park participation declined and is it anticipated the new YMCA in Ipswich would have an impact on membership?

o Without the pool, programming participation declined 40% and Mr. Timmons was uncertain if the new Ipswich pool would have the same impact on membership.

4. Mr. Timmons provided the following general information in response to various questions:

- o A seasonal membership – family (of 4) - \$175
- o The percentage of the town assessment was based on population
- o It is not anticipated to sell “Non resident” passes
- o 13-14 week seasonal usage -
- o 8-foot pool depth will allow life saving programs
- o Pool will not be heated but a solar cover will be used to reduce water/heat loss
- o The bathrooms will be available for park activities
- o This will be a gunite pool with a life expectancy of 35-45 years
- o Sand filtration system

Leo Maestranzi observed that the 362 emails received in support of the pool are only about 10% of the residents of the towns, and opined that there are numerous swimming resources within a 25-minute drive.

He also observed that the Ipswich YMCA project has raised \$2.5 million in donations, a family (of 4) membership for YMCA is \$100 a month and are available to the public. He stated in closing that if the residents want the pool he would support it.

Ms. Davis opened the meeting to the public for questions about the design.

Steven Ozahowski, Chair of the Recreation Board, was recognized by the chair. He stated that the Board was unanimously in support of the project. He commented that the location of the pool was convenient to walk or bicycle to for many residents.

He requested the Chair give a “straw poll vote” of the committee regarding their support of the pool.

Ms. Davis responded that the Committee would be discussing the applications at their meeting on February 25, 2015, but in her personal opinion, she felt it was time to bring this before the voters of the towns.

Remaining Presentations, if any - There were none

New Business, if any – There was none

The next CPC meeting is Thursday, Feb. 26 at Town Hall for deliberations and vote of recommendations

Adjournment

Mr. Waddell moved to adjourn at 8:15 PM and it was unanimous to do so.

Respectfully submitted by

Catherine Tinsley
2.20.15