

CARVER CPC

Meeting Minutes

Meeting Date:January 28, 2021

Called to Order: 7:03 pm

Zoom Meeting

{Present if noted}*

*Bob Bentley, Chair

*Dan Badger

*Fran Mello

*Gail Nauen

*Mary Ross

*Cornelius Shea

*Ellen Sordillo

*Kevin Tracey

Margaret Wood

*Darlene Whittemore, Secretary

Chair Bentley stated that the Zoom Meeting was a recorded live broadcast on Chanel 15. He stated that the Public Meeting was publicized in the Carver Reporter for two consecutive weeks prior to the meeting which publicized the instructions for the public to contact him via email by January 27, 2021 in order to receive a link to join the meeting; one request was received by Mr. Hoffman and Mr. Savery Moore provided information on another. Chair Bentley summarized the purpose and history of the Community Preservation Committee which began in 2007 and stated the purpose of the meeting to listen to presentations for projects that were submitted and stated that no votes would take place during the meeting; the Committee will schedule a meeting quickly to meet the February 5, 2021 deadline to submit to the Selectmen's office. He instructed the audience they would remain muted during the presentations and Committee questions and would be unmuted afterward to allow for the public's questioning.

Mr. Shea motioned to approve the minutes of December 17, 2021 Mr. Badger seconded. Ms. Ross was not present for the vote.

VOTE: 7 to 1 (absent at time of vote)

Old Business

1. Review of on-going projects:

- a. Elementary School Fields project. None

New & Continuing Business:

2. Bills payable. Chair Bentley discussed a coalition membership bill of \$2,875.00 and requested a motion to approve, Mr. Shea motioned to approve the payment, Mr. Badger seconded unanimous. VOTE 7 to 0 (Ms. Ross was not present for the vote)

3. Discussion of submitted projects with questions being asked of the project's proponents. Committee members will ask first, followed by questions from the public.

- a. Union Society - historical preservation - Chair Bentley stated the project request at \$60,000.00 and indicated that a previous CPC project for the Union Society from 2007 for shutters has a deed restriction and subsequently suggested, if approved, would not require an additional restriction. Mr. Savery Moore presented the project as reconstruction of six exterior spires on the historic building. He

stated that the building was build in 1855 to replace a meeting house that was destroyed on the corner of Main Street and Mayflower Street to serve the community as a meeting house as well as for non-denominational religious services and which has pastors from different regions. The ties to the community in the cemetery next door date back to the Revolutionary War. He further stated that five individuals help to support maintenance of the building. Mr. John Davidson, Treasurer stated the annual budget as \$4000.00 mostly to pay for insurance and electricity. He further stated that revenues are based on donations from two annual services, weddings and other events but Mr. Moore stated that revenues for the past year were zero do to Covid-19. Mr. Moore stated the Union Society Members investigated painting the spires however since the spires are close to 170 years old that they felt it would be better served to replace them with manufactured material. He mentioned that the building is otherwise in good shape having a relatively new roof, and exterior vinyl siding. He stated that he received an estimate from a local contractor with ties to the church for \$10,000 each spire totaling \$60,000. He stated that the purpose of the grant is to protect the structure which holds the building in place. Mr. Moore stated that the definition of a church is recognized two fold; as a religious society and as a structure. He stated that the Union Church is recognized as a structure. Ms. Sordillo inquired about advertising events and Mr. Moore informed her that they do not have an advertising budget however they do have a Website unionchurhsociety.com and a Facebook page and get local support from word of mouth. Mr. Tracey inquired about the Contractor's familiarity working with manufactured wood and Mr. Moore stated that he has used Azek and PVC in other historic rehabilitations. Ms. Mello inquired about the willingness for the Union Society to utilize hosting events on FB. Mr. Moore concurred and stated that there is the link between FB and the website. Ms. Mello stated it may be beneficial way to raise funding for maintenance. Mr. Shea inquired about funeral service arrangements and Mr. Moore's response was yes with no restrictions. Mr. Moore concluded by stating that prior to the pandemic they tried a third harvest service which was not very successful but that they are working on a relationship with the Carver Music Boosters and other musical bands to utilize the building as well as reaching out to other diverse religious groups. Chair Bentley opened the meeting to questions from the public and Ms. Barbara Logan and Ms. Deborah Logan provided positive input of the Union Church as serving as an important entity to the community. Ms. Barbara Logan stated past memories of cleaning the church with her Mother and Ms. Deborah O. Logan stated the Union Church as a focal point for her family and the church as having wonderful acoustics and that the non-denominational aspect as having a major impact to her life. Chair Bentley thanked the Union Church Society for their presentation.

- b. ConComm/Buzzards Bay Coalition - open space/recreation on properties on Lakeview St. and Indian St. - Chair Bentley stated the request to CPC as \$190,00 for land acquisition valued at \$387,500. He stated that the Committee had a site visit a few weeks ago with the Buzzards Bay Coalition. The price of the land is for \$220,000 where the Buzzards Bay Coalition will contribute


\$30,000 with the remaining balance of \$190,000 for CPC consideration. Mr. Allen Decker and Mr. Brendan Arnett represented the Buzzards Bay Coalition where Mr. Arnett began by stating that they become involved with properties in towns where land connect with streams to the bay. He met with Ms. Monroe and the Town Planner to discuss trial heads at the Cedar Swamp Area prior to the pandemic outbreak. Shortly after he was contacted by the family of Mr. Clark Griffith to purchase two 15 acre parcels of land; Lakeview Ave and Indian Street as they were interested in conserving the property rather than seeing it developed. He stated that the Indian Street presently has a trail and that the Coalition's desires to link the properties together. Chair Bentley stated a concern of sufficient on site parking for the boaters with trailers and inquired about the Coalition's position if taking out the slope would be a consideration. Mr. Arnett stated that even though he sees the benefit it is not the Coalition's intent to add parking and that it would not be compatible with the conservation plan however it maybe able to be enhanced in a thoughtful way and possibly have parking near Main Street. Chair Bentley stated that 20-30 boats are likely in the pond and Mr. Arnett stated that excavating the hill is not compatible but looking at a flatter site would be better. Chair Bentley stated that Mr. Clark Griffith gave permission for the parking area on a temporary basis and suggested widening the right of way as the Committee would make a decision on the feasibility of Lakeview Street overall. Mr. Arnett suggested revisiting to enhance next year to support access to Sampson's Pond. Ms. Mello indicated that a reason for the projects excitement is for additional parking. She referred to a flat area on the right side and inquired to Mr. Arnett if his vision was to leave it in a natural state. Mr. Arnett stated that the Coalition has not proposed excavation on topography but expansion maybe achieved by maximizing space with signage for more efficient parking and he cautioned that the arrangement with the seller and the Conservation Commission could change with such activity. Ms. Mello inquired to Chairman Moore of the Conservation Commission if the Conservation Committee would be interested in purchasing the land with the Coalition and then coming back to CPC to fund for the Coalition. Mr. Moore stated that the price would possibly double and that the Conservation Commission are presently working on projects for consideration. He further stated that he is one member of a five member Committee but feels that CPC would be a better fit for this proposal as the Conservation Committee would not be able to assist a parcel of land toward recreational parking. After Mr. Moore stated that the CPC would be a better fit because Conservation was working on some other projects, Ms. Mello asked Mr. Moore if he foresaw problems developing parking on the property. Mr. Moore stated that the Conservation Commission would follow the wetland protection and he did not see the possibility of additional parking being developed. Mr. Arnett also emphasized that the Coalition's plan was for walking trails only, with no additional parking being provided on the pond side of the property. Mr. Arnett stated that zero parking is allowed under the present private ownership. Ms. Sordillo inquired about present parking fees and Mr. Moore responded that a \$10.00 parking sticker is required at the public parking area but that Mr. Griffith's area was free. Mr. Shea stated his concern for non-boater parking. Mr. Tracey inquired about the plan to continue with the present forest man-

agement plan and Mr. Arnett confirmed. Mr. Badger stated that the Committee should consider the purpose of the project to protect and enjoy the resources. Mr. Shea inquired about limiting to Carver residents and Mr. Arnett stated that it was not. Mr. Arnett suggested that the Town of Carver could investigate enhancing the property containing the boat ramp for enhancements. He also stated that this proposed project would be a better fit for the town to avoid development of the land. Chair Bentley spoke about Mr. Griffith's vision to protect the Indian Street parcel which abuts the conservation land. Ms. Ross inquired to Mr. Arnett about the development of trails on Indian Street and he affirmed.

- c. Cole Property recreation - suspension bridge proposal- Chair Bentley stated the project request of \$23,000 to build a 50 foot suspension bridge from Mr. Badger and asked him to present his proposal to the Committee. Mr. Badger shared mapping on the computer and stated the location of the project at the North East section of the Orange trail loop to build a suspension bridge. He stated that he received a proposal from Fiske Construction Company for \$22,500. Mr. Badger stated the project as a community project on conservation land as volunteer labor will be supervised with experienced labor. He stated that the materials will require trekking out to the site. He stated that he has a letter of support from the Massachusetts Audubon Society, the Middleboro Conservation Commission, Friends of Myles Standish and Troop 48 in Carver. Mr. Badger stated that the area has been eroded and is unsafe and that they investigated a modified board walk but felt the rising water levels would be an issue. He also stated that steps have been taken to protect the pilings on both ends from ATV's and indicated that stewardship from the Troops and Conservation should help to mitigate vandalism. The materials will be of pressure treated wood and galvanized steel. Ms. Mello stated her support to help assist with the Cole Property. Mr. Tracey mentioned his familiarity of the area as he serves as the Water Commissioner and also as being a lifetime resident and feels it is a great project to this cross over area. Mr. Badger stated the need to mitigate the standing water and not allowing vegetation to clog up the area. He indicated that he would email the Committee with the scaled project and letters of support. Mr. Moore stated that Mr. Badger presented this project to the Conservation Committee and that the Committee is in support of the project.
4. Other issues which might arise. Ms. Mello inquired of any other issues and Ms. Ross stated that Mr. Hoffman attended the zoom meeting in support of replacing her as a Committee Member. She thanked the Committee for their support and stated her resignation.
5. Set next meeting date and adjourn. Ms. Mello assisted in the zoom meeting closure, Mr. Shea motioned to adjourn; Mr. Badger seconded. Unanimous.
VOTE: 8 - 0.

There being no further business, the meeting adjourned at 9:20 p.m.

Submitted by:


Darlene Whittemore, Secretary