

CARVER CPC

Meeting Minutes

Meeting Date:January 31, 2019
Called to Order: 7:00 pm
Meeting Room 3

{Present if noted}*

* Bob Bentley, Chair	Jim Hoffman	*Fran Mello	*Jason Pecorelli
*Zack Swain	*Kevin Tracey	*Gail Nauen	*Mary Ross
*Darlene Whittemore, Secretary			

Ms. Mello moved to approve the Minutes of December 18, 2018 seconded by Ms. Ross.
Unanimous
Vote: 7 - 0

Old Business

1. Review of on-going projects:
 - a. Elementary School Fields project - no update
 - b. Town Clerk records preservation - no update

New & Continuing Business:

2. Bills payable. signed.
3. Presentation by the Recreation Committee, the Town Administrator (and others) regarding a proposal for the ballfields behind the police station. Expecting to receive detailed plans and costs for this proposed project.

Chair Bentley opened discussion by stating that a vote was taken by the Selectmen (4 to 1) to move forward with the proposed plans by the Police Station Advisory Committee and that the CPC Committee is gathering information and not voting this evening.

Ms. Ross, representing the Recreation Committee, stated that the Recreation Committee worked for the past six weeks researching the project with input from Mr. Tom Linden, Landscape Architect (who has worked on government projects, playgrounds and schools), the Town Administrator and provided opportunities from the community for input by having a site walk opportunity on Saturday, January 5th, 2019 followed by a discussion. She stated the results culminated by having the King Property Sports Complex project to include 3 phases where phase 1 would entail the request of funding for \$600,000 from the Community Preservation Committee.

Mr. Milanoski stated that the Recreation Committee had a great debate and dialog over the Master Plan for the King Property. He summarized the prior recreation projects with CPC funding as successful on and under budget. He also stated that the Police Department agrees with the Advisory Committee as the best cost effective way to proceed; he stated that these facts are clearly delineated in a filmed

meeting. He distributed a document describing the history of CPA Return on investment dated 12/31/18 along with the plans for the proposed improvements for the King Property Recreation Complex. He stated that \$900,000 is budgeted but the request for Phase I is for \$600,000 from the CPC. The phase I is estimated at \$794,000 but he anticipates and is confident for receiving \$150,000 in donations. He stated that Mr. Linden reported poor drainage, poor parking with safety concerns and poor orientation of 2 of the 4 ball fields. Mr. Milanoski discussed phase one as putting in the playground, upgrading the bathrooms, repairs to the concession, removal of the basketball courts which are not being used, rearranging two ball fields, upgrading all four ball fields for proper drainage, moving parts of the EMS Garage to assist with fitting the new playground, curbed parking area with a gravel surface, fencing in the ball area for safety purposes for the playground area and fencing in the entire complex. He mentioned that Mr. Tom Walsh was concerned over future space for EMS and requested to reserve the space on the plan; expansion for EMS is not included in the plan. New lighting and a new well were also discussed.

Ms. Mello questioned a walking trail; the response was that the path is 12 feet and up to 20 feet in certain areas to allow for deliveries and is almost 1/2 mile around the complex in stone dust. The plan meets ADA accessibility requirements.

Mr. Linden stated the costs for the playground as \$336,321, parking as \$136,425, infield upgrade as \$87,350 and other costs as \$90,000 totaling \$650,096. He stated general conditions (5%) and contingencies (10%) increase the total to \$747,610.

Chair Bentley stated his concern over rebuilding the disoriented fields that would later be addressed in another phase of the project. Mr. Milanoski respond that it is uncertain when the other phases would be completed. Ms. Ross also indicated that the expanded use of the field would increase when the lighting is installed. Chair Bentley also inquired about the existing playground equipment and that \$54,000 of CPC funding was used for upgrades in 2014. Mr. Milanoski stated that the replacement of like kind is scheduled, that some equipment is 18 years old and why spend the labor moving equipment and that newer equipment maybe a better option. He stated that memorial benches would be moved and rededicated. He also stated that it would cost \$264,000 to leave the current playground in place by moving the Police Station north.

Mr. Ward stated that although the playground has been great he has concerns over its condition and thought a new playground would be helpful when siblings are using the field.

Mr. Milanoski stated the timeline as the playground could be installed at the end of July as the construction of the new police station cannot begin until after July 1, 2019.

Mr. Swain inquired about supervisory cost and discussion ensued over the project management fund where a lot of work will be done internally, with volunteers and hiring others with the lowest bid option.

Ms. Nauen stated that there was a lot of pressure on the Committee and inquired where the funding would come from if CPC did not approve met the project. Mr.

Milanoski indicated that if the CPC did not support the project, the project would not move forward.

Ms. Mello stated that a lot of funding has been used for recreation but that the Committee is also responsible for other areas i.e. historical, open space and affordable housing. Mr. Milanoski responded that the Community Preservation Act does not require equal funding and that additional funding will be available next year.

Mr. Pecorelli suggested a vote on the segments of the project individually and Mr. Milanoski responded that the only segment that could be separated is parking.

Ms. Nauen inquired about the status of the Police Station construction if the Committee did not approve King Field Complex. Mr. Milanoski stated that the Police Station has been voted upon and it would be up to the Selectmen to decide. The number one priority is safety and the second is recreation. It is possible that there would be no playground.

Citizen input was provided in support for the King Field Complex.

Mr. Milanoski stated that all financial information must be submitted 30 days prior to Town Meeting, throwing the previously determined CPC meeting schedule into question. With this new information from the Town Administrator, the CPC caucused to set different meeting dates.

4. Possible continuing discussion of submission by the Carver Housing Authority. none

5. Other issues that may arise. none

6. Set next meeting date and adjourn.

As a result of the 30 day submission deadline to Town Meeting, the Public Meeting is schedule for February 28, 2019 at 7 pm in meeting room 1.

Mr. Tracey moved to adjourn, seconded by Ms. Mello Unanimous.

Vote: 7 to 0

There being no further business, the meeting adjourned at 9:12 p.m.

Submitted by:



Darlene Whittemore, Secretary