

COMMUNITY PRESERVATION COMMITTEE MEETING
MINUTES: April 5, 2018
City Council Hearing Room

1. OPEN MEETING LAW

Chairman, Kenneth Pacheco read the Open Meeting Law Advisement.

2. CALL TO ORDER/ROLL CALL

Ken Pacheco, Chairman, James Souza/Vice-Chair, Antone Dias, John Francoeur, Clerk, Kristen Cantara Oliviera, Charles Moniz, present.

MEMBERS ABSENT:

John Brandt

3. ACCEPTANCE OF PRIOR MEETING MINUTES DATED:

A. March 15, 2018

A motion was made by Jim Souza to accept the minutes of the meeting for March 15, 2018. The Motion was seconded Charles Moniz. Result: The motion passed unanimously.

4. EMERGENCY FUNDING REQUEST:

STANLEY STREET FIRE STATION ROOF REPLACEMENT

Christopher Gallagher appeared to request emergency funding for the Stanley Street Fire Station. He indicated that the City has a \$100k deductible and it will not cover roof replacement costs. He indicated that he was seeking \$165k for the project. Mr. Gallagher went on to discuss different shingle styles and possible costs for those shingles. Jim asked whether he had spoken to the administration before coming before the board, Chris indicated that he had not because it was an emergency.

Tony Dias pointed out that the request was not for open space, not for housing and that it has to be a historic building but that it is not in an historic district. Tony's suggestion was to go before the Historic Commission and to get the building listed then come back to the CPC as an historic building. A motion was made by move the request to a meeting after the CPA meeting of 4/17/18. The motion was seconded by Tony. Result: the motion passed unanimously.

5. PUBLIC PROJECTS UPDATE:

Chris Gallagher and Bill Roth, City Planner presented the update on the following city projects:

1. KENNEDY PARK OVERLOOK:

Mr. Roth indicated that he is the new city planner and that he is taking over the Kennedy Park Overlook project. He recommends reaching out to the Park Board, Historic Commission, the applicant board and the Community Preservation Commission regarding this project and then come up with a concept plan then fund it and build it. The scope and design will be \$150k.

A motion was made by Jim for Tony to be on the working group for the Overlook project. The motion was seconded by Kristen. Result: the motion passed unanimously.

2. MOUNT HOPE BAY BIKE PATH STUDY:

Mr. Roth indicated that there is some overlap with the Kennedy Park Overlook project. Mr. Roth indicated that the project needs coordination and small working groups, probably the people as the Overlook. Mr. Roth indicated that there are a lot of different players in this project including Town of Tiverton, RI DOT, Mass DOT, the applicant group, Parks Dept., CPC, neighborhood groups and the Mayor's office and that a consultant would be necessary,

It was agreed by the Board that Tony would on this working group as well.

3. VIET NAM VETS SOUTH WATUPPA PARK:

Mr. Roth indicated that it will take seven steps for this project. Bill Kenney worked on steps one through three but four through seven need to be completed. He indicated that it is lead up stuff involving surveys and takings and he said he will move it forward. Roth will reach out to Matt Thomas Esq. for help with takings and acquisitions and that it is a relatively straight forward process.

4. OTHER UPDATES FROM CHRIS GALLAGHER:

Jim Souza indicated that he was interested in the North Burial Ground Project. Chris indicated that the project was given to the architect and that the building was opened up to the architect a few times. A letter will be sent to the architect firing him from the project. Chris indicted that he has been in contact with two other architects.

Chris indicated that a hazmat study for asbestos, etc. has been done. He indicated that the windows and gates will need work. He indicated that the Board approved \$104k to

do some work. He indicated that the roof and soffit work needs to be done in order to preserve the building. He indicated that a mason who works with historic preservation is needed.

Chris indicated that the Cook Pond project was out to bid.

Tony asked about the Borden Trail and what does the X mean? Chris indicated that the Water Department won't allow access because it is in the watershed area and they are protecting the Watuppa. Tony indicated that other places allow access to bio-reserve for passive activities. Tony indicated that he believes that it should be open to the public.

Ken indicated that we broke our own rules, we need the other boards approval before funding. Ken went on to state that we should not approve public projects without approval of the other board and a letter granting permission.

Chris has a study for the Central Fire Station roof. The architects gave a cost estimate for the roof. He thinks \$186k is feasible. Many of the skylights are in good shape. He said he is confident in his pricing. Skylights were not included in his original plan.

Chris also spoke about the Stanley Street Fire Station. Tony indicated that he likes the barn door style of doors but mechanically operated. Chris mentioned the arched doors and stalls of the station. Chris mentioned that Lizzie Borden was brought to the police station at Stanley Street after her arrest.

Kristen asked about the Olmstead Fountains. Chris indicated that some parts for the fountain had been purchased. Maplewood Park fountain in not included.

Ken asked Chris if we could get a small report on each completed project, Chris said he would. Chris indicated that there was 40k left from the Kennedy Pool project. Chris would like to use this extra money for things, Ken advised him to put a request in to use the left over money and to state in writing how he would like to use it.

6. CITIZEN INPUT:

The Board is required to have citizen input per the new city charter. Brian Curt of East Main Street spoke about the Dwelly Street Wall. He heard the project was moving forward but did not receive notice that it was moving forward. Also, he indicated that he had information regarding a historic mason from Cranston, RI. Chris Gallagher indicated that he had no issue with Mr. Curt's mason being involved as the project is only out to bid. John Silvia also spoke about fixing parks and bike paths, etc.

Ken asked for a motion to table the Citizens Input to the next meeting. Kristen made a motion to table citizen input to the next meeting. The motion was seconded by Jim. Result: Motion passed unanimously.

7. FUNDING HEARINGS:

A. PRIVATE FRANCIS GREEN:

The project was presented by Attorney David Dennis. He indicated that the Green is close to his home and the Fall River Little Theater. He is seeking funding for a wrought iron fence. Discussion was then conducted regarding which category this project fell under and it was later agreed that it is within the Highlands Historical District.

B. NIAGRA NEIGHBORHOOD BIKE PATH STUDY:

Alfred Lima, along with Helen Rego, presented the project. They are seeking \$137k for the project. Mr. Lima outlined the path of the proposed bike path through the city and the need for it in the Niagra neighborhood. Jim indicated that he wanted designated bike lanes and Mr. Lima indicated that is what he wants too.

C. FALL RIVER PUBLIC SCHOOLS WINDOW RESTORATION PROJECT:

The project was presented by Tim McClosky from the Fall River Public Schools. He is seeking \$185k this year for windows but the total over three years is \$605k Ken indicated that he wants a request every year. Tim indicated that the most visible windows will be done first. Tim indicated that he will receive quotes in July and that an architect will be on board by mid-summer.

D. BIO-RESERVE LAND ACQUISITION PROJECT #1 :

John Friar and Mike Labossierre presented the project to the Board. They are advocates of open space and land acquisition. Mike indicated that in 2002 the bioreserve was 14 acres and it is now 16 acres. Mike spoke about the Hoggs Rock Lots and its five acres. They presented 5 projects. The Demeris project has 16 acres and the Costa project has 36 acres. Mike indicated that the other three projects are not ready at this time. Mike indicated that they have agreements with private owners and the City has until the end of June to acquire the property.

E. BIORESERVE LAND ACQUISITION PROJECT #2:

Mike indicated that there are three other projects:

1. North Watuppa Shoreline properties. Its on the shoreline and had only two properties left but they are not ready yet.
2. East Line Trail. This was built in the 1930s. There are four properties left in there with approximately 70 acres left.
3. Five Parcels adjacent to the Indian Reservation. The parcels are :owner unknown” The City owns it by tax title. Mike thinks attorney should pursue cleaning title to these properties.

There was a discussion among the board regarding the proper way to fund the acquisitions. Mr. Fryer indicated that it should be a Bond Anticipation Note wherein it

could not be taken until needed. We would be authorizing the money to be borrowed, not allocating the money.

ADJOURN: A motion to adjourn was made by Jim Souza and was seconded by Kristen Oliveira-Cantara. Result: The motion was unanimous.