

TOWN OF MAYNARD

Maynard Community Preservation Committee

Meeting Minutes

Maynard Town Hall, Room # 101 (lower level)

Wednesday, February 3, 2016 at 7:00 PM

Attendance: Duggan, Dwyer, Hesbach, Hull, James, Jones

Guests:

Fred Batstone	Art Space Cupola Project
Linda Spear	Art Space Cupola Project
Guy Marchmont	Art Space Cupola Project
Aaron Miklosko	Facilities Manager, Town of Maynard
Donna Danker	Principal, Green Meadow School
Dawn Capello	School Committee
Leslie Knight	Green Meadow Playground Project
Carolyn Kessel Stewart	Green Meadow Playground Project
Bethlyn Houlihan	Green Meadow Playground Project / School Committee
Erika McDonald	Green Meadow Playground Project
Kerry M. Bernard	Green Meadow Playground Project
Barry Roche	President, Maynard Youth Soccer League

CALL TO ORDER:

ADMINISTRATION:

- Review and approve minutes from previous meeting
 - Minutes from 06 Jan 2016 approved
- Discussion of Administrative aide – Not discussed
- Filling Committee vacancies (new member?) – not discussed.
- Other Administrative issues – not discussed.

CORRESPONDENCE:

- Mail received
 - None discussed.

BUSINESS:

- **Interview applicants and discuss responses to questions for applicants**
 - **Artspace Cupola Project**
 - Question answers distributed at the meeting
 - Jones: Concerned about interior damage:
 - Ans: 30y+ experienced SME did estimate. Visibility through the interior. Coupla appeared unmaintained – which is good thing from the restorer's standpoint. No half-completed jobs.
 - Miklosko points out the bid process required for construction projects over \$10k
 - Jones: reminder about Secretary of the Interior guidelines
 - SME's quote should include appropriate restoration techniques
 - Discussion on the final value of the project.
 - Hesbach & Jones reminded the applicants to go back and revise based on answer to our questions, as well the town's procurement process. CPC welcomes an increase to the bid so long as it's done w/ appropriate due diligence.
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 - **Green Meadow Playground**

- Leslie Knight distributed sight plans and drainage design
 - Ready for next phase
 - Drainage plan done
 - Accessibility via repairing asphalt pathways
 - Includes asphalt pathways within the structure
 - Current plan doesn't cover any equipment
 - Plan to do corporate fund raising to equipment
 - Grants are not as available
 - Dwyer: do you have final costs for drainage?
 - Ans: the spec is in work with the engineer still Current estimate is \$172k. Request is for \$150k from CPC, plus \$50k from School Committee
 - Jones: is this maintenance?
 - James: concerned about the drainage issue
 - Ans: Mitigation of the drainage to allow for better use of the space
 - Dankner: Area is either wet or frozen for most of the winter
 - Duggan: What will I see in September?
 - Ans: updated paths, rubberized surfaces, under-drainage, the ability to use the playground more year round.
 - Allows all kids to play
 - Reorganize the space for Phase 3
 - Concern on putting in the new surface in with the equipment that's there
 - Ans: the vertical uprights are maintained when/if the equipment
 - Rubberized surface would be pathways to the equipment
 - Duggan: Concern over the large dollars
 - Ans: phased approach
 - Response from the committee
 - James:
 - Noted the bowl nature of the space. No sun in the winter – very wet
 - Are there examples of projects that have similar conditions?
 - Ans: Town engineer has looked at the plans and concurs with drainage plan.
 - Tim Houlahan has also reviewed the plan and concurs with the approach
 - Dwyer
 - Project goes thru conservation commission for permitting. They will review the final project for adequacy
 - Contractor recommends repaving the asphalt outside the gym.
 - Traffic study does not impact the plan
 - Jones: Are you coming back next year? What are your plans for raising money for phase 3
 - No plan to come back next year.
 - Business for equipment; capital improvement plan
 - Duggan: Preliminary cost estimate for equipment?
 - No final selection done, but \$500-\$15K
 - Ensure the dust bowl is reseeded as part of the spec. Town can maintain
 - Does the town have the resources?
 - No – to large a job.
 - DPW, School & custodial staff can maintain
 - Duggan: Are there sources of funds for equipment
 - Grants are being investigated
 - Hesbach: Request end dates for money, including phase 1 to ensure successful completion of the tasks
- Fowler Fields
 - Capello – school committee recommendation:
 - No school committee meeting to discuss this has occurred since the committee was made aware of the project
 - Budget committee met, however, to discuss.
 - No copy of the project to review

Date Posted: Thursday, Jan. 28, 2015

- During budget committee – need more information to prioritize plan
 - Dwyer: need more detail to make this a larger project
 - Duggan: no coordination amongst stakeholders
 - Jones: town recreation issue, but most of fields are school property
 - 2004 report identifies lack-of-field space as a deficiency
 - Originally submitted in 2008, owing to where to site the high school – now overcome by events
 - Crow Park & Rockland irrigation done w/ CPC
 - Irrigation now qualified for CPC funds
 - Roach: MYS President
 - Fields are inadequate.
 - Jones: want the project to be 4 years to give time to get more funds to do improvements
 - Miklosko Capital Planning considering long term plans for all fields in the town.
 - Hesbach: concern over not having a firm plan for the rest of the project
 - Capello: ready to support but not this year. Need more details
 - James: Wants to see the final products
 - Egan: Where are the plans for the stands, fields, field house, etc?
 - Miklosko: Capital Planning should be putting together.
 - Duggan: Would our support of this process seed / force the rest of the stakeholders to move forward?
 - Jones: town recreation issue, but most of fields are school property
 - Hesbach: put together a plan to make this shovel ready
 - Jones to bring back a request for plan.
- Library
 - Request e-mailed to Duggan to withdraw application
 - Aaron to talk with applicant regarding application
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- Discuss the Conservation Restriction for the Golf Course – not discussed.
 - Financial Subcommittee update and review updated funding buckets – not discussed.
 - Update on ongoing projects – not discussed
 - Annual report? – Not discussed
 - New/Old Business – Not discussed

Upcoming Meetings:

- Next Meeting: 24 Feb 2016

Minutes Submitted by:

Thomas Hesbach, CPC At Large Member