

**MINUTES
SELECTMEN'S MEETING
GRIFFIN ROOM, TOWN HALL
MONDAY, FEBRUARY 13, 2017
6:30 P.M.**

APPROVED

SELECTMEN PRESENT: Brown, Kavanagh, LaMantia, MacAskill

OTHERS PRESENT: Town Administrator Christopher Clark, Assistant Town Administrator Charleen Greenhalgh, Amy Usowski, Jack Brown, John Rendon, Matt Hart, Larry Ballantine, Richard Gunderson, Bob Nickerson, and others.

WEEKLY BRIEFING

No one appeared before the Board.

PUBLIC COMMENT/ANNOUNCEMENTS

No one appeared before the Board.

CONSENT AGENDA

- A. Approve minutes – January 30, 2017 Regular Session
- B. Appoint Brian Florence, Dennis Building Commissioner, pursuant to MGL c. 143 §3Z to act as Building Commissioner in all matters pertaining to Ray Chesley's new home construction
- C. Approve Harwich Participation in the FY 17 Truro Regional CDBG Grant for Housing Rehabilitation and Child Care and authorize the Chair to sign
- D. Re-appoint Jacqueline Etsten as Harwich's Representative to the Cape Cod Commission effective April 25, 2017 through April 24, 2020
- E. Approve request by Land Ho to close for renovations from February 27 to March 23, 2017
- F. Vote to sign Certificate of Recognition to be presented to Afghanistan and Iraq war Veterans

Chairman MacAskill said they are taking up Item C separately and Item F is off the agenda for tonight as it is not ready. Ms. Kavanagh moved approval of Items A, B, D, and E. Ms. Brown seconded the motion and the motion carried by a unanimous vote. Ms. Kavanagh moved approval of Item C. Mr. LaMantia seconded the motion and the motion carried by a 3-0-1 vote with Ms. Brown recusing herself on this item.

PUBLIC HEARINGS/PRESENTATIONS *(Not earlier than 6:30 P.M.)*

- A. Presentation – Saquatucket Municipal Marina Landside Renovation Project Update – Tim Sawyer, Brown Lindquist Fenuccio & Raber

Mr. Rendon provided background on the project and Mr. Sawyer of Sawyer, Brown, Lindquist, Fenuccio & Raber provided the attached presentation on the design phase of the Saquatucket Municipal Marina Landside Renovation Project. Mr. Hart made the following statement:

Good evening members of the Board of Selectmen, ladies and gentlemen. I'm Matt Hart, and I am the chairman of both the Waterways Committee and Saquatucket Development Committee.

Mr. Tim Sawyer, from Brown Lindquist Fenuccio & Raber Architects, Inc. and John Rendon our Harbormaster have just presented to all of us a comprehensive site plan of the proposed Saquatucket Landside Project.

I'd like to ask that the Board of Selectmen and the general public think about the entire Harwich boating areas which includes Allen Harbor, Wychmere Harbor, Saquatucket Harbor, Herring River, Round Cove, Pleasant Bay, parts of Nantucket Sound and Long Pond as a multimillion dollar Town of Harwich "Waterways Department."

This Waterways Department is managed by the Harbormaster and his staff, and the revenue from a variety of related boating sources has paid for the Waterways Department's operational expenses while creating a surplus for the Town of Harwich for at least the last 45 years.

In fact, the former Town Accountant recently indicated that during the previous six years the Harwich Waterways had produced a surplus of over \$5 Million Dollars. This Waterways Department concept will continue to produce a surplus that helps to pay for some of the funding that other Town of Harwich departments annually require.

The Town of Harwich a couple of years ago received two grants to assist in the dredging, and the replacement construction of the Allen Harbor docks replacement, bulkhead, and storm drain parking area, along with the new public restroom.

About a year ago the Town of Harwich received a large grant that paid for the majority of Wychmere Harbor's new dock, restoration of the Shellfish Lab building, a storm drain parking lot, and the new public restroom. As a result, Allen Harbor and Wychmere Harbor are both modern, handicap accessible, public facilities.

So far last year the Town of Harwich has received a \$1 million dollar grant toward the replacement of the Saquatucket "Waterside" Marina Docks and a \$187,000 grant for the design of the Saquatucket Development "Landside." This amount is in addition to the design funding that was unanimously approved by Town Meeting last year. This expanded Saquatucket Marina Complex location is going to be a beautiful, modern facility and a popular destination for boaters, non-boaters, and the general public!

The Harbormaster's Capital Budget that is now before the Town of Harwich Board of Selectmen included the documented and approved Saquatucket Marina replacement design and the proposed Landside Development design that we all saw this evening. The Waterways Department business plan under the direction and management of the Harwich Harbormaster can and will be able to continue to cover their present, planned, and future operational expenses including the long-term debt and continue to provide an annual surplus to the Town of Harwich.

Yes, we understand that the calculated investment cost and the returns of each segment of these projects are important in the planning and acceptance process. But at the same time, we are asking that you each recognize that this Waterways Department concept is different than most of the other Town of Harwich departments. As an example, when looking at the proposed café, we are not anticipating that the leasing income from the café' will be the only source of revenue for paying the long-term debt.

The docked boats, moored boats, stored boats, ticketing, artist sheds, transient boat parking and the Waterways User Fees are just a few of the sources that will also be contributing toward paying off this debt as part of the entire Waterways Department long-term business plan and budget.

That is why I'm asking the Board of Selectmen, Finance Committee, Capital Outlay Committee, and the General public to look at the harbors conceptually as a large and complex Waterways Department.

Mr. Clark applauded Mr. Rendon for his efforts on this project and said he would be recommending that this be a General Obligation Bond and done as a Debt Exclusion. He further said he would be recommending the revenue from the sale of the Bank Street property be used to offset some of the cost of the project.

Mr. LaMantia expressed concern about left over gas and oil on Downey property and building on top of it. Mr. Clark stated that he believes that this is outside of the footprint of the old operations which was done intentionally to avoid any contaminants. Mr. Sawyer stated that one of the next steps is to do geo-technical borings to determine the specific granular make-up of the soil to drive the design of the foundation. He said it is not specifically looking for contaminants but it would show up if there was an abundance of it. Mr. LaMantia also expressed concern for parking as the café is proposed to have 55 seats. Mr. Sawyer said the design has 133 spaces with potential for 3 or 4 additional which is a net add of 72-75 spaces. Mr. LaMantia also noted that the Free Cash Policy would have to be changed.

Ms. Kavanagh asked questions about the flood zone in relation to the construction as well as construction in general. Ms. Usowski took questions from Ms. Kavanagh about the buffer zone. She also took questions from Ms. Brown about restoration of vegetation which she noted would be done in phase 3 of the project. In response to questions from Ms. Brown about the retail area, Mr. Rendon said that piece of it isn't needed but we kept it in place because we may be able to lease it, and he pointed out that the boats are selling t-shirts and souvenirs. He commented that the retail area is a question mark right now. Ms. Brown asked about the lack of an elevator at the Harbormaster Office. Mr. Clark said that it is required for public areas not for professional work areas. Mr. Rendon took questions from Chairman MacAskill about the septic design. Mr. Rendon also noted that the plan is to have a liquor license at the café. There was also discussion about locations for the ticket booths. The owner of Monomoy Island Excursions said only having a ticket area would limit them from selling their souvenirs. Bob Nickerson provided a presentation and expressed concerns about parking issues and traffic flow in the lot. The Board took comments from Mr. Gunderson about green space and placement of the buildings and Mr. Rendon and Mr. Hart responded to those comments.

Mr. LaMantia moved to ask the Waterways and Saquatucket Committee to move forward and move toward getting the costing completed and also to review questions that have been brought up tonight to see if they should be adopted. Ms. Kavanagh seconded the motion and the motion carried by a unanimous vote.

B. Town Administrator to present the Budget Message and Budget to the Selectmen and Finance Committee

Mr. Clark provided a Power Point presentation of the FY 18 Budget and Budget Message and took questions and comments from the Board and Finance Committee.

Mr. LaMantia moved to move this budget over to the Finance Committee for their review with the provision that we may have amendments. Ms. Brown seconded the motion and the motion carried by a unanimous vote. Mr. Clark took questions from Mr. Ballantine including questions about the middle school and health care costs.

OLD BUSINESS

A. Action Item Register

Mr. Clark reviewed updates on the Action Item Register. No action was taken.

NEW BUSINESS

A. Draft Accessory Apartment Dwelling Unit By-law

The Board agreed to bring this item back. No action was taken.

B. Draft Annual Town Meeting Warrant Articles

Mr. Clark noted that the deadline for submission of articles was Friday and the warrant is currently in very draft form.

C. Demonstration of the on-line Wastewater Calculator

Ms. Greenhalgh provided a demonstration of the on-line wastewater calculator tool for people to see what the impact would be to them.

TOWN ADMINISTRATOR'S REPORT

A. Update on the Finance Director/Town Accountant Search

Mr. Clark reported that we received 11 applications for the position. He noted that the interview team consisted of himself, John Rendon, David Withrow, Larry Ballantine, and Charleen Greenhalgh. He reported that they chose 6 applicants of which they ultimately interviewed 4. He commented that the applicant pool was on the weaker side but they did find two good candidates and he provided background information on those candidates. The Board agreed to interview them on February 27th.

SELECTMEN'S REPORT

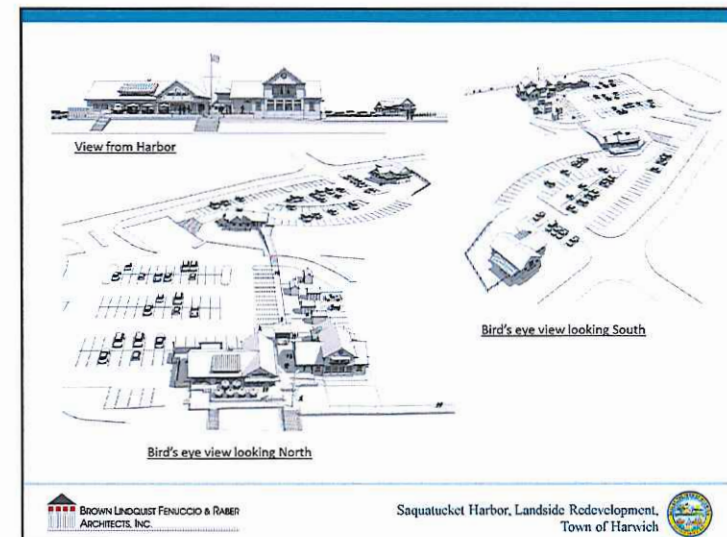
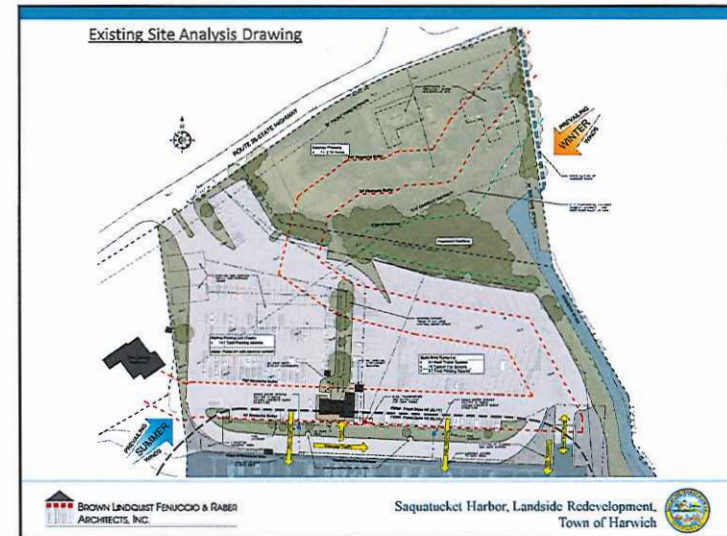
Ms. Brown recommended addressing the lack of internet service at the Middle School building.

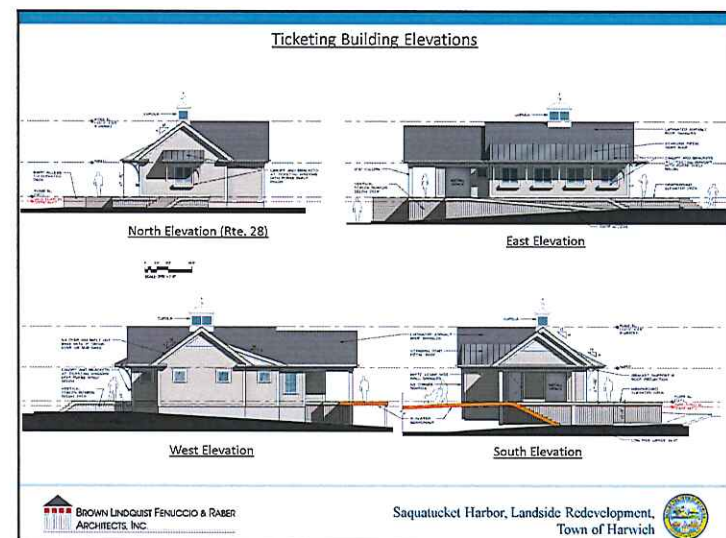
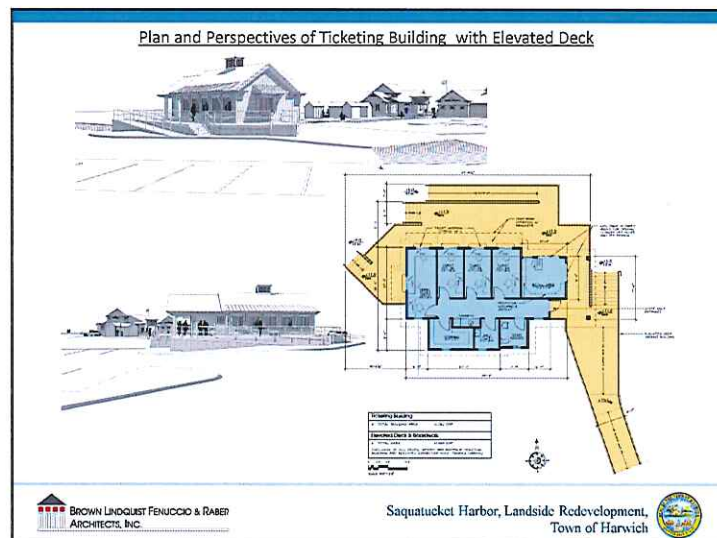
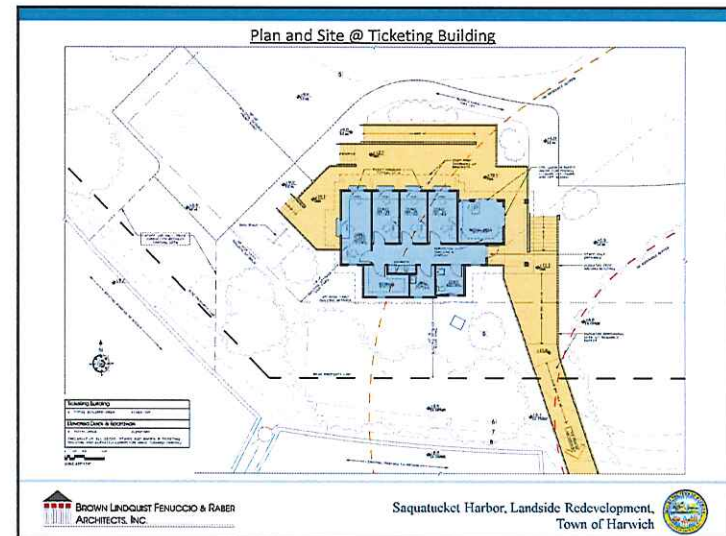
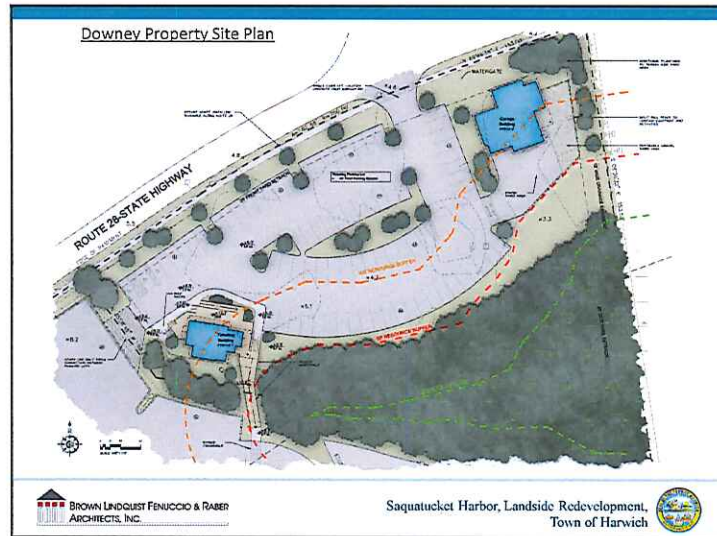
ADJOURNMENT

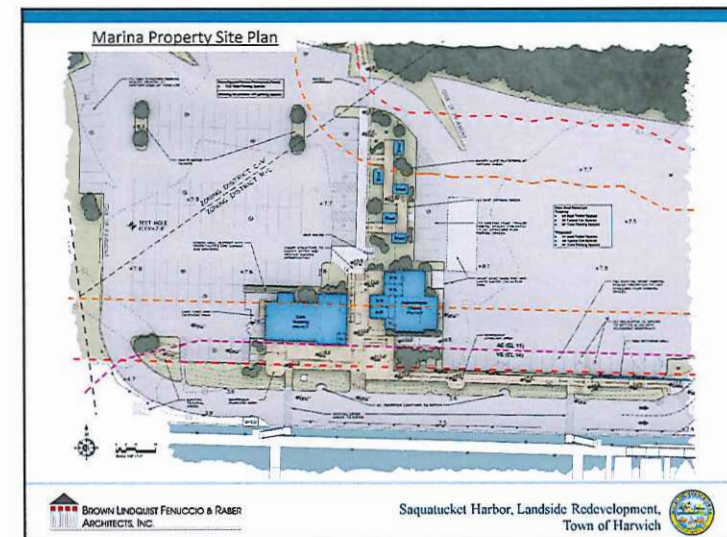
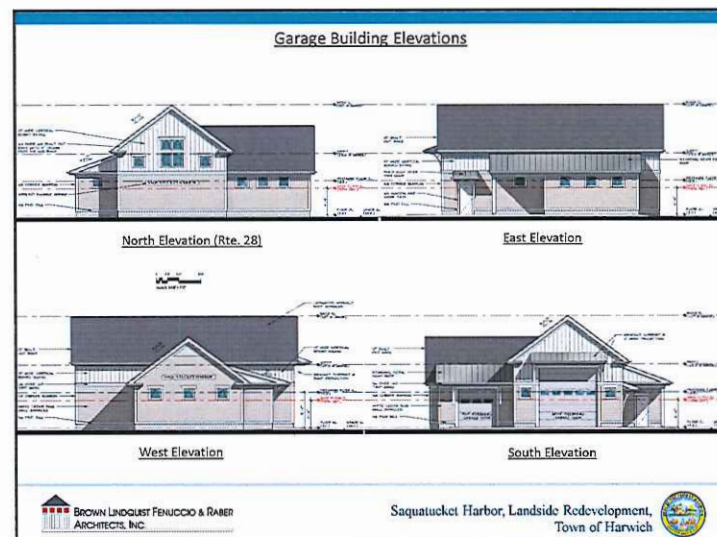
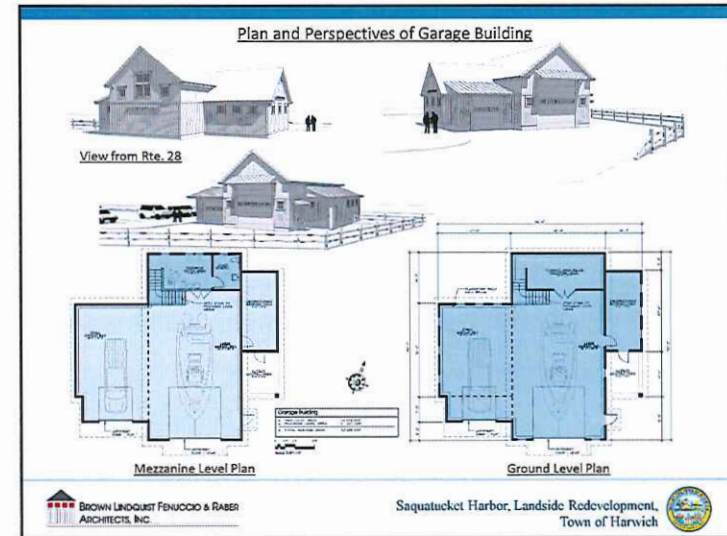
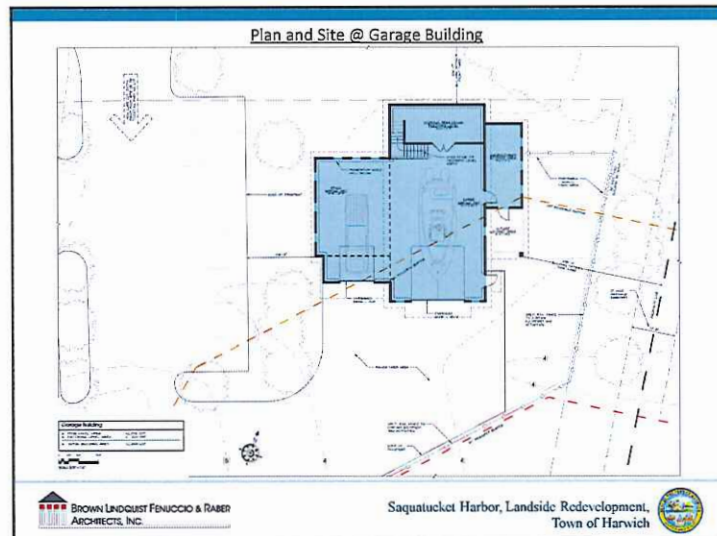
Ms. Brown moved to adjourn at 9:42 p.m. Ms. Kavanagh seconded the motion and the motion carried by a unanimous vote.

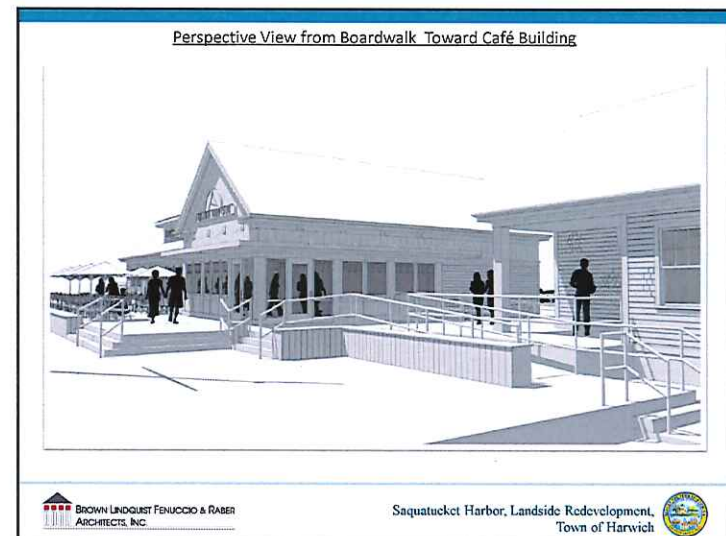
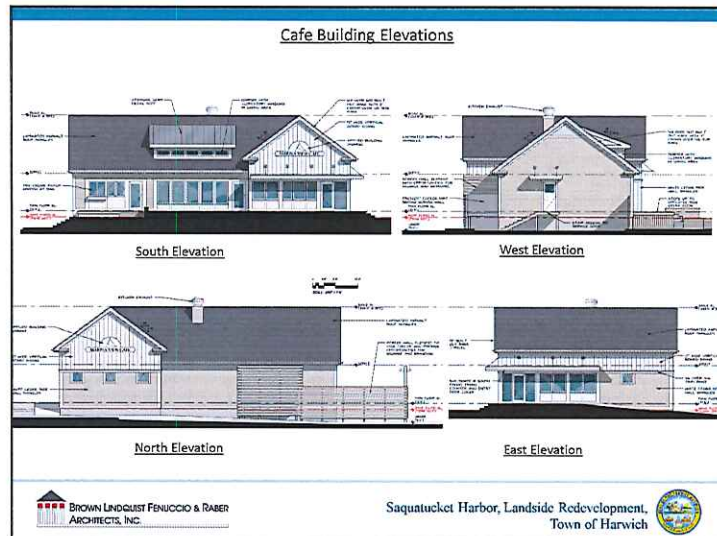
Respectfully submitted,

Ann Steidel
Recording Secretary
Board of Selectmen minutes
February 13, 2017





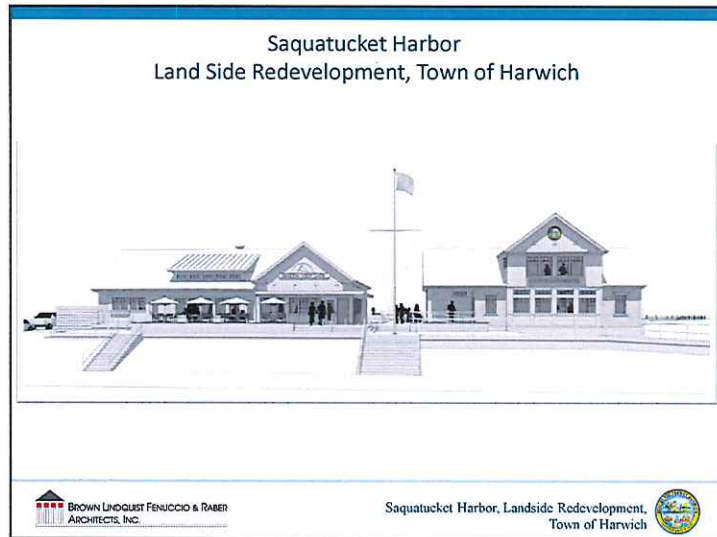




Where Are We Now and Where are we Going?

• Programming and Conceptual Design.....	Complete
• Schematic Design.....	Substantially Complete
• Schematic Level Cost Estimating.....	In Progress – Due by end of Feb.
• Authorization to Proceed with Construction Drawings.....	Pending
• Budget Review Meeting.....	1 st week in March
• Updated Cost Estimate Based on ±75% Bid Docs.....	For Town Meeting
• Anticipated Town Meeting approval.....	May 2017
• Anticipated Bidding, Award & Permit.....	June – August
• Anticipated Construction.....	Sept. 2017 – May 2018

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC. Saquatucket Harbor, Landside Redevelopment, Town of Harwich



Related Documents - February 13, 2017 BOS Meeting

- 01 Agenda.pdf
- 02 Minutes - January 30, 2017.pdf
- 03 Appt of Special Building Commissioner.pdf
- 04 FY 17 Regional CDBG Grant.pdf
- 05 Harwich Rep - Cape Cod Commission.pdf
- 06 Cape Cod Commission Letter.pdf
- 07 Land Ho Closing.pdf
- 08 Saquatucket Marina Landside Project Update.pdf
- 09 FY 18 Budget Message.pdf
- 10 FY 18 Budget Presentation.pdf
- 11 Action Item Register.pdf
- 12 Draft Accessory Apartment Bylaw.pdf
- 13 Draft ATM Warrant Articles.pdf
- 14 Memo - Finance Director Interviews.pdf