

**MINUTES  
SELECTMEN'S MEETING  
GRIFFIN ROOM, TOWN HALL  
MONDAY, JUNE 29, 2015  
6:30 P.M.**

**SELECTMEN PRESENT:** Brown, Cebula, Hughes, LaMantia, MacAskill

**OTHERS PRESENT:** Town Administrator Christopher Clark, David Spitz, Peggy Rose, Larry Brophy, Dana DeCosta, Judy Ford, Mark Dennen, and others.

**MEETING CALLED TO ORDER** at 6:30 p.m. by Chairman Peter Hughes.

**CONSENT AGENDA**

- A. Approve Minutes —
  - 1. May 26, 2015 Regular Meeting
  - 2. June 19, 2015 Regular Meeting
- B. Approve 2 -day Special License application for wine and malt for Lower Cape Communications, d/b/a WOMR 92.1FM, for event to be held on Saturday, September 19, 2015 from 12:00 p.m. to 8:00 p.m. and Sunday, September 20, 2015 from 12:00 p.m. to 6:00 p.m. at Brooks Park
- C. Approve recommendation to appoint David Nixon as Recreation & Youth Commission's representative to the Community Preservation Committee
- D. Approve appointment of Larry Cole to the *Utility & Energy Conservation Commission*
- E. Re-Appoint Cindi Maule as representative to the Barnstable County HOME Consortium's Advisory Committee for a term to expire January 31, 2017
- F. Appoint Tina Games Evans to the Cultural Council for a term to expire on June 30, 2018
- G. Annual Miscellaneous Appointments:
  - 1. Rescind appointment of Buck Mabile and appoint Captain Brian Coughlin as *Right-to-Know Coordinator*
  - 2. Rescind appointment of Chris Nickerson to the *Cape Cod Joint Transportation Committee* and appoint him as *Alternate* member to replace David Spitz
  - 3. Appoint Lincoln Hooper as *full* member of the *Cape Cod Joint Transportation Committee*
- H. Approve establishing Albro House Maintenance Gift Account
- I. Approve new Innholders License for The Platinum Pebble Boutique Inn
- J. Approve Special License for Downeast Cider dba Farmer Willie's to sell alcoholic ginger beer at 2015 Farmers Market
- K. Approve FY16 Nursing Services Contract with Visiting Nurse Association and authorize Chair to sign
- L. Approve Amendment No. 1 to Agreement with CDM Smith Inc. to conduct an Evaluation of Natural Nitrogen Attenuation at Cold Brook and authorize Chair to sign
- M. Approve Amendment No. 6 to Agreement with CDM Smith Inc. to finalize a Comprehensive Wastewater Management Plan and authorize Chair to sign

Ms. Brown moved approval of the Consent Agenda. Ms. Cebula seconded the motion and the motion carried by a unanimous vote.

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

- A. Presentation** — Gift of Milton Welt Mural reproduction — Accept gift and approve its placement at the Community Center — *discussion and possible vote*

Peggy Rose presented the mural reproduction. Mr. MacAskill moved to accept the gift of the Milton Welt mural reproduction and approve its placement at the Community Center. Mr. LaMantia seconded the motion and the motion carried by a unanimous vote.

- B. Presentation** — Update on South Harwich Meeting House and license extension — *Judy Ford — discussion & possible vote*

Judy Ford provided the attached presentation to the Board and took questions from the Board on the project. The Board requested that Ms. Ford provide another report before September 30 and it should include items such as things left to be done and costs. Mr. MacAskill moved to extend a one year license agreement for South Harwich Meeting House with the provision that Judy comes back to us with a report on status, plan to finish and cost no later than September 30. Mr. LaMantia seconded the motion and the motion carried by a unanimous vote. Ms. Cebula wanted a commitment that they will have discussions start on the use agreement by March 1 and Ms. Ford agreed.

- C. Presentation** — Update from Middle School Repurpose Committee Data — *Larry Brophy - discussion & possible vote*

Mr. Brophy discussed the attached report entitled “Evaluation of Three Middle School Repurpose Committee Priorities.” Ms. Cebula asked Mr. Clark to provide a schedule of use of the Middle School building. She asked to get a Town Counsel opinion on putting a non-binding ballot question on the warrant. Mr. LaMantia proposed putting together a different group to work on this that might include a couple of Selectmen, Mr. Brophy, Mr. Spitz and the Town Administrator. Mr. MacAskill noted that Marna Bate wants to take the approach of developing a Cultural Center and he would like her to have the ability to put something together for us. Mr. MacAskill was in favor of a working group and suggested including the Town Engineer. Ms. Cebula stressed that those people with ideas need to put together a concrete plan. Chairman Hughes asked Mr. Brophy if he would be willing to participate in a working group and he agreed. Chairman Hughes suggested charging Mr. LaMantia and Mr. MacAskill with coming up with a plan to move forward for the July 13 meeting.

- D. Presentation** - Harwich website demonstration and ability to stream Board of Selectmen's meetings on demand — *Jamie Goodwin, Ch. 18 Director*

Ms. Goodwin provided a walkthrough of the website for the public on how to find general information and subscribe to meeting minutes, agendas and notices.

## **OLD BUSINESS**

- A.** Consideration of disposal fee reduction costs for the "At Our Gate Program" sponsored by the Council on Aging — *discussion & possible vote*

Mark Dennen who manages the program for the Knights of Columbus described the background of the program noting that it is designed to help those in the Town who are physically or financially

unable to do small chores around their house. He said there is no cost for the program but they do require that the people own their homes and that they have insurance and the typical person is an elderly widow. He noted that they might need to go to the dump once a month and he suggested a possible budget of \$500 per year to be able to bring materials to the dump. He stated that they waive the fees in Dennis and Yarmouth. Mr. Clark outlined Ms. Foley's recommendation for a process. Ms. Cebula moved to accept the procedure for fee adjustment for non-profit organizations such as the "At The Gate Program" as indicated in the memorandum from Barbara-Anne Foley. Ms. Brown seconded the motion. Mr. MacAskill moved to amend the motion and specifically mention the "At Our Gate Program." The motion was not seconded. The main motion failed on a 2-3-0 vote with Ms. Brown, Mr. Hughes and Mr. MacAskill in opposition. Mr. MacAskill moved to adopt the procedure for fee adjustment for the "At Our Gate Program" directed by the Knights of Columbus as proposed by Barbara-Anne Foley consistent with her memo dated June 23, 2015 (attached). Ms. Brown seconded the motion and the motion carried by a unanimous vote.

#### B. Selectmen's FY 16 Goals and Objectives — *discussion & possible vote*

Ms. Cebula stated that the economic development section items are mostly unmeasurable and are just mission statements. She stressed that they must be quantifiable. Ms. Brown disagreed and said she doesn't know if the definition of goal always has to have measureable in front of it. She offered to work with Mr. MacAskill to revise some of the verbiage. Mr. LaMantia agreed with Ms. Cebula and Mr. MacAskill said he believes most of the items are measurable. Chairman Hughes recommended the following based on discussion of the Board: Eliminate WW#3 Wastewater Funding Source and renumber, and after the word "buildings" in item TB#3 Disposition of Town Property add "to include but not limited to" and furthermore ask Ms. Brown and Ms. Cebula to rework the Economic Development section and bring back to the Board. Ms. Cebula moved Mr. Hughes' recommendation. Mr. LaMantia seconded the motion and the motion carried by a unanimous vote. Chairman Hughes stated that Mr. Clark should use the document to assist in formulating his goals and should bring a draft to the next meeting. At Mr. DeCosta's recommendation the Board agreed to meet with the Finance Committee at the end of August to discuss how the Finance Committee can assist with the Board's goals.

#### C. Assistant Town Administrator job description — *discussion & possible vote*

Mr. Clark outlined the job description which he noted he cleaned up and made more functional. Mr. MacAskill said he is not convinced that he would like to put another \$100,000 into the front office and said he wanted Mr. Clark to look at potential other concepts including using the staff we already have. He pointed out that we already have two people who can do procurement. Chairman Hughes disagreed and said things aren't getting done. Mr. LaMantia pointed out that staff is actually down one or two from a few years ago and he said we could add one. Mr. LaMantia said that every time we have been without we have gotten much less done. Mr. MacAskill stated that it's a very detailed description with a lot of responsibility and he wants to see if we can explore other options like utilizing staff we already have at a much lower rate. Ms. Cebula said she is concerned about the person doing everything in the job description and being the human resources manager. She said she would prefer not to have them actively managing collective bargaining negotiations. She added that it is going to be hard to find someone who will actually be able to perform all of these functions and she wishes they could afford to hire two people. Mr. LaMantia questioned if there is a way to handle personnel differently without using the Assistant position. Mr. Clark indicated that he could continue negotiating the contracts and said the real void is the human resources part and there are a lot of evaluations to be done. Ms. Brown suggested raising the number of years of experience to a minimum of 5. The Board

debated the number of years' experience that should be required. Mr. Clark said he did not want Board members on the search committee and suggested putting on 3 citizens as well as some department heads. He noted that Deputy Chief Gagnon, Lincoln Hooper and Carolyn Carey have volunteered. Ms. Cebula said Mr. Clark should be cautious what department heads are on the committee because it's probably not a good idea to have the department head pick their own boss as they'd be looking for the one snoozing in the corner. The Board agreed that Mr. Clark should advertise the position. The Board agreed that the amount of experience required should be 3-5 years. Ms. Cebula moved to approve the job description with the modest changes that have been recommended. Mr. LaMantia seconded the motion and the motion carried by a unanimous vote.

D. Wastewater cost recovery method — *discussion & possible vote*

Ms. Cebula moved to adopt the following:

The Harwich Board of Selectmen endorse a cost recovery policy for wastewater program implementation that utilizes the combination of Town wide property taxes, an Infrastructure Investment Fund and a sewer enterprise account based on water consumption. Where appropriate grant funds will be applied for and if awarded will be used to offset costs as applicable. This policy will be utilized to support the implementation of at least the first three phases of the eight phase program and is subject to change should other potential beneficial funding programs become available to the Town and the actions of Town Meeting and subsequent ballot results.

Ms. Brown seconded the motion and the motion carried by a unanimous vote.

**NEW BUSINESS**

A. Wastewater Educational Moment; Harwich Watershed map — *discussion*

Chairman Hughes outlined the attached slides of Harwich watershed maps.

B. Response to Open Meeting Law Complaint — *discussion & possible vote*

Mr. MacAskill moved to approve the response to the Open Meeting Law violation dated June 8, 2015. Ms. Brown seconded the motion and the motion carried by a unanimous vote.

C. Approve list of Election Workers from Republican Town Committee — *discussion & possible vote*

Chairman Hughes recused himself on this item. Mr. MacAskill moved to approve the list of election workers from the Republican Town Committee. Mr. LaMantia seconded the motion and the motion carried by a 4-0-0 vote.

D. Town Administrator FY16 evaluation form and process — *discussion & possible vote*

Mr. LaMantia moved to adopt for the coming year. Ms. Cebula seconded the motion and the motion carried by a unanimous vote.

Ms. Brown departed the meeting at this time (9:45 p.m.).

## **SELECTMEN'S REPORT**

- A. Award for Landfill Solar Project from the Environmental Business Council of New England

Mr. Hughes announced that the Town is a recipient of an award from the Environmental Business Council of New England for the landfill solar project.

## **ADJOURNMENT**

Chairman Hughes adjourned the meeting at 9:52 p.m.

Respectfully submitted,

Ann Steidel  
Recording Secretary

HELP US SUPPORT THE  
SOUTH HARWICH MEETING HOUSE

VOTE YES ON  
ARTICLE 22



## Friends of the South Harwich Meetinghouse, Inc. Building Permit Narrative

We are requesting building permit approval for the following work to complete the South Harwich Meetinghouse restoration project:

### Main Floor Level

Construction of ADA compliant ramp and railing for the right rear main floor entrance, including the installation of a period door with required exit hardware.

Replacement framing of interior walls on the interior sides of both main entrance hallways and doorway construction and period door replacement to interior hallway entrances.

Installation of wood post and railing system to main floor level stairway.

Repair and/or replace damaged or missing wide board wooden floor areas.

### Basement Level

Reframing and replacement of existing basement level door, including required exit hardware.

Construction of elevator shaft pit, to specifications on enclosed Garaventa plan. Copy of Massachusetts Permit approval enclosed.

Ceiling framing to accommodate the professional installation of a dropped tin ceiling.

Cabinetry and counter installation in small kitchen area.

Installation of wood post and railing system to existing lower level stairway and small stage.

Installation of finish wood flooring.

### Gallery Level

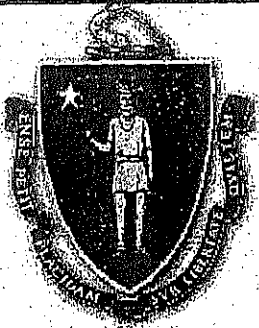
Construction and installation of ceiling/attic access door panel.

Construction of 2 level risers to accommodate deacon bench seating on gallery level.

Installation of finish wood flooring.

### Finishing

General finish carpentry, insulation installation and plastering to complete all levels.



# COMMONWEALTH OF MASSACHUSETTS TOWN OF HARWICH

Date 2-23-2015  
Pymt Type Waived  
Amt \$50  
Rec'd By SD

Date 3-9-15  
Pymt Type Waived  
Amt \_\_\_\_\_  
Rec'd By \_\_\_\_\_

BUILDING PERMIT # **15-742**

FEE: Town      DATE: 2-23-2015

THIS IS TO CERTIFY THAT A PERMIT IS GRANTED TO

OWNER: Town of Harwich

AGENT: David P. Handren (Handren Bros Building)

LOCATION: 270 Chatham Road

MAP/PARCEL: 34-N3-1

**TYPE OF WORK:** Complete interior work at the South Harwich Meeting House that was originally permitted on Building permit #13-389. This permit is to run parallel with the current building permit until the rough inspection is complete where this permit will be the primary building permit until project completion. Work to be performed per all provided submittal documents as well as all-applicable building code sections.

PROVIDING THAT THE PERSON ACCEPTING THIS PERMIT SHALL IN EVERY RESPECT CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THIS OFFICE, AND TO THE PROVISIONS OF THE STATUTES AND THE ORDINANCES RELATING TO THE CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS IN THE COMMONWEALTH OF MASSACHUSETTS AND SHALL BEGIN WORK ON SAID BUILDING WITHIN 6 MONTHS FROM THE DATE HEREOF, AND PROSECUTE THE WORK THEREON TO SPEEDY COMPLETION. ANY VIOLATION OF THE TERMS ABOVE NOTED IS AN IMMEDIATE REVOCATION OF THIS PERMIT.

**THIS CARD MUST BE DISPLAYED IN A  
CONSPICUOUS PLACE ON THE PREMISES**

  
BUILDING COMMISSIONER / BUILDING INSPECTOR

**CONDITIONS/COMMENTS:** 1) Certificate of occupancy required for this project. 2) Interconnected smoke / heat detectors will be required for final inspection and Occupancy Permit. 3) Permit card signed by all pertinent inspectors will be required for final inspection and Occupancy permit. 4) Necessary inspections and required control affidavits are listed on the "Required inspections & Site review document". No work must commence beyond the inspection points without proper affidavits and site review inspections. 5) Duct test will be required for new duct systems prior to final inspection and occupancy.

### INSPECTION SIGN-OFFS WITH DATE:

#### BUILDING

Footings \_\_\_\_\_  
Foundation \_\_\_\_\_  
Sonotubes \_\_\_\_\_  
Throat \_\_\_\_\_  
Frame \_\_\_\_\_  
Insulation \_\_\_\_\_  
Final \_\_\_\_\_

#### ELECTRICAL

Service \_\_\_\_\_  
Rough \_\_\_\_\_  
Final \_\_\_\_\_

#### PLUMBING

Underground \_\_\_\_\_  
Rough \_\_\_\_\_  
Final \_\_\_\_\_

#### GAS

Underground \_\_\_\_\_  
Rough \_\_\_\_\_  
Final \_\_\_\_\_

#### FIRE DEPARTMENT

Smoke Detectors \_\_\_\_\_

#### MECHANICAL

Rough \_\_\_\_\_ Final \_\_\_\_\_



**Friends of the South Harwich Meetinghouse, Inc.**  
**CPC Funding Update**  
**Meeting of the Selectmen - June 29, 2015**

Community Preservation Funding:

Opening Balance: \$ 100,000.00

Opening Balance: \$ 200,000.00

Phase I & II Total Expended : \$ 282,064.85

Available Balance: **\$17,935.15**

Opening Balance: \$ 144,000.00

Phase III Total Expended \$ 116,913.36

Available Balance: **\$ 27,086.64**

**Total Available Balance to date: \$ 45,021.79**

**Committed Funds :** Canco Sprinkler: \$ 9,232.00  
W. Vernon Whitely—  
Heating : \$ 9,240.00  
Air Conditioning: \$ 2,625.00  
Plumbing: \$ 6,465.00  
Dehumidifier: \$ 1,925.00  
Garaventa, Lift: \$ 6,769.40  
Change Order: \$ 2,018.00  
**\$ 38,274.40**

**CPC Total Available Balance : \$ 6,747.39**

Current Invoice Submitted : Rex Burger, Electric : \$ 6,747.39

Final Electric Installation, Lighting & Sound Wiring

Friends Account Additional Payment: \$ 2,140.76

Total Payment \$ 8,888.15

\* Org: 01691A2 Object: 608031  
 ATM31 S HAR MTGHS RESTORE 0100-6-691-0000-000-000-A-2-608031

YEAR	PER	JOURNAL	EFF DATE	SRC T	PO/REF2	REFERENCE	AMOUNT	P	CHECK NO	WARRANT	VDR NAME/ITEM DESC	COMMENTS
2015	01	000185	07/01/2014	BUC 5		2015 BUDGT	17,935.15	Y				ORIGINAL BUDGET 201
2014	01	000247	07/31/2013	BUC 5		2014 BUDGT	17,935.15	Y				ORIGINAL BUDGET 201
2013	03	000091	09/21/2012	API 1		W T13014	1,500.00	Y	165076	T13014	SARA B. CHASE, PRESERVATI	SOUTH HARWICH MEETI
2013	03	000091	09/21/2012	API 1		W T13014	4,041.75	Y	165085	T13014	CONCRETE SOLUTIONS, INC.	SOUTH HARWICH MEET
2013	01	000158	10/20/2012	BUC 5		2013 BUDGT	23,476.90	Y				ORIGINAL BUDGET 201
2012	12	000406	06/30/2012	API 1		W T12066	588.93	Y	163665	T12066	HARWICH WATER DEPT	4381
2012	12	000036	06/07/2012	API 1		W T12061	2,250.00	Y	162697	T12061	STEPHEN HART - BUILDING D	270 OLD CHATHAM ROA
2012	12	000036	06/07/2012	API 1		W T12061	4,050.00	Y	162782	T12061	W. VERNON WHITELEY, INC.	SOOU12
2012	11	000063	05/10/2012	API 1		W T12056	750.00	Y	162081	T12056	SARA B. CHASE, PRESERVATI	PAYMT #2 SO. HARWIC
2012	10	000135	04/25/2012	API 1		W T12053	567.33	Y	161560	T12053	HARWICH WATER DEPT	SO. HARWICH MEETING
2012	10	000135	04/25/2012	API 1		W T12053	952.00	Y	161594	T12053	TERRY S. WALKER EXCAVATIO	SO. HARWICH MEETING
2012	09	000100	03/15/2012	API 1		W T12046	3,500.00	Y	160661	T12046	REX BURGER ELECTRICAL, LL	SOUTH HARWICH MEETI
2012	09	000100	03/15/2012	API 1		W T12046	895.00	Y	160661	T12046	REX BURGER ELECTRICAL, LL	SOUTH HARWICH MEETI
2012	09	000100	03/15/2012	API 1		W T12046	1,100.00	Y	160675	T12046	EAS PAINTING INC.	SOUTH HARWICH MEETI
2012	09	000100	03/15/2012	API 1		W T12046	935.00	Y	160682	T12046	FLEETWOOD PLASTERING	SOUTH HARWICH MEETI
2012	09	000100	03/15/2012	API 1		W T12046	10,350.00	Y	160727	T12046	TERRY S. WALKER EXCAVATIO	SOUTH HARWICH MEETI
2012	09	000100	03/15/2012	API 1		W T12046	4,500.00	Y	160728	T12046	YANKEE CRAFTSMAN	SOUTH HARWICH MEETI
2012	06	000151	12/22/2011	API 1		W T12031	750.00	Y	158590	T12031	SARA B. CHASE, PRESERVATI	SO HARWICH MTGHSE F
2012	06	000151	12/22/2011	API 1		W T12031	4,993.49	Y	158605	T12031	FLEETWOOD PLASTERING	SO HARWICH MTGHSE S
2012	06	000151	12/22/2011	API 1		W T12031	8,160.00	Y	158665	T12031	STEWART PAINTING	SO HARWICH MTGHSE E
2012	06	000014	12/01/2011	API 1		W T12028	11,750.00	Y	158123	T12028	FLEETWOOD PLASTERING	SO HARWICH MEETING
2012	04	000151	10/27/2011	API 1		W T12021	1,708.10	Y	157020	T12021	STEWART PAINTING	SO HARWICH MEETING
2012	01	000166	10/15/2011	BUC 5		2012 BUDGT	81,276.75	Y				ORIGINAL BUDGET 201
2011	01	000206	10/13/2010	BUC 5		2011 BUDGT	81,276.75	Y				ORIGINAL BUDGET 201
2010	12	000189	06/24/2010	API 1		W T10062	5,719.75	Y	145030	T10062	COASTAL ENGINEERING CO	C15247.00
2010	02	000039	08/13/2009	API 1		W T10007	12,028.50	Y	136971	T10007	COASTAL ENGINEERING CO	C15247.00
2010	01	000202	10/12/2009	BUC 5		2010 BUDGT	99,025.00	Y				ORIGINAL BUDGET 201
2009	12	000182	06/25/2009	API 1		W T9062	975.00	Y	135954	T9062	HADLEY CROW STUDIO	SOUTH HARWICH MEETI
2009	01	000185	07/01/2008	BUC 5		2009 BUDGT	100,000.00	Y				ORIGINAL BUDGET 200

Total Amount: 502,990.55

*Current Balance:*  
 \$ 17,935.15

\*\* END OF REPORT - Generated by Diane Shaughnessy \*\*

\* Org: 01129A2 Object: 612044  
 ATM12 #44 SO HAR MTGHS-PHS III 0100-1-000-0000-000-000-A-2-612044

YEAR	PER	JOURNAL	EFF DATE	SRC T	PO/REF2	REFERENCE	AMOUNT	P	CHECK NO	WARRANT	VDR NAME/ITEM DESC	COMMENTS
2015	07	000059	01/15/2015	API	1	W T15036	6,710.00	N	180475	T15036	W. VERNON WHITELEY, INC.	SOU012
2015	01	000185	07/01/2014	BUC	5	2015 BUDGT	37,296.64	Y				ORIGINAL BUDGET 201
2014	12	000090	06/19/2014	API	1	W T14062	4,780.00	Y	176741	T14062	GARAVENTA USA, INC. - NEW	SOUTH HARWICH MTG F
2014	09	000106	03/27/2014	API	1	W T14047	14,860.00	Y	174951	T14047	CANCO FIRE SPRINKLER SERV	SH MTG HSE BEGIN FI
2014	09	000056	03/13/2014	API	1	W T14045	5,400.00	Y	174842	T14045	PYROTECH CONSULTANTS, INC	SHMH FIRE SPRINKLEF
2014	09	000056	03/13/2014	API	1	W T14045	225.00	Y	174842	T14045	PYROTECH CONSULTANTS, INC	SHMH REDESIGN FIRE
2014	09	000024	03/06/2014	API	1	W T14044	6,177.20	Y	174636	T14044	HANDREN BROS. BUILDERS, I	SOUTH HARWICH MEETI
2014	09	000024	03/06/2014	API	1	W T14044	7,688.16	Y	174636	T14044	HANDREN BROS. BUILDERS, I	SOUTH HARWICH MEETI
2014	09	000024	03/06/2014	API	1	W T14044	3,840.00	Y	174696	T14044	W VERNON WHITELEY INC	SOU012
2014	04	000008	10/03/2013	API	1	W T14017	4,780.00	Y	171850	T14017	GARAVENTA USA, INC. - NEW	SOUTH HARWICH MEETI
2014	03	000010	09/05/2013	API	1	W T14012	3,125.41	Y	171445	T14012	HANDREN BROS. BUILDERS, I	SO. HARWICH MTGHSE
2014	02	000025	08/08/2013	API	1	W T14007	7,170.60	Y	170891	T14007	GARAVENTA USA, INC. - NEW	SOUTH HARWICH MEETI
2014	01	000247	07/31/2013	BUC	5	2014 BUDGT	97,936.76	Y				ORIGINAL BUDGET 201
2014	01	000167	07/25/2013	API	1	W T14004	1,000.00	Y	170646	T14004	COASTAL ENGINEERING CO	C15247.00
2014	01	000167	07/25/2013	API	1	W T14004	1,593.75	Y	170660	T14004	STEPHEN HART - BUILDING D	270 OLD CHATHAM ROA
2013	12	000011	06/07/2013	API	1	W T13060	10,320.79	Y	169707	T13060	HANDREN BROS. BUILDERS, I	SO. HARWICH MEETING
2013	10	000008	04/04/2013	API	1	W T13049	3,636.32	Y	168535	T13049	HANDREN BROS. BUILDERS, I	SOUTH HARWICH MEETI
2013	08	000156	02/28/2013	API	1	W T13042	3,000.00	Y	167884	T13042	COASTAL ENGINEERING CO	C15247.00 FRNDS OF
2013	08	000156	02/28/2013	API	1	W T13042	16,806.33	Y	167899	T13042	HANDREN BROS. BUILDERS, I	SOUTH HARWICH MEETI
2013	08	000156	02/28/2013	API	1	W T13042	3,400.00	Y	167934	T13042	W VERNON WHITELEY INC	SOU012
2013	05	000102	11/29/2012	API	1	W T13026	129.80	Y	166253	T13026	REX BURGER ELECTRICAL, LL	FRIENDS OF SOUTH HA
2013	05	000102	11/29/2012	API	1	W T13026	975.00	Y	166260	T13026	CAPE COD ALARM CO., INC	SOUTH HARWICH MEETI
2013	05	000102	11/29/2012	API	1	W T13026	1,125.00	Y	166389	T13026	W. VERNON WHITELEY, INC.	SOUTH HARWICH MEETI
2013	05	000102	11/29/2012	API	1	W T13026	825.00	Y	166389	T13026	W. VERNON WHITELEY, INC.	SOUTH HARWICH MEETI
2013	05	000102	11/29/2012	API	1	W T13026	5,845.00	Y	166389	T13026	W. VERNON WHITELEY, INC.	SOUTH HARWICH MEETI
2013	01	000158	10/20/2012	BUC	5	2013 BUDGT	144,000.00	Y				ORIGINAL BUDGET 201

Total Amount: 392,646.76

\*\* END OF REPORT - Generated by Diane Shaughnessy \*\*

Current Balance:

\$30,586.64  
 - 3,500.00

\$27,086.64

ADDITION: PAID: APRIL 2015  
 REX BURGER ELECTRIC: \$3500.00



03/10/2015 13:33  
dshaughnessy

TOWN OF HARWICH - LIVE DATA  
G/L ACCOUNT DETAIL

P 1  
glactinq

\* Org: 01129A2 Object: 609022 (Account is closed)  
ATM09 #22 S. HARW MTG HSE REST 0100-1-000-0000-000-000-A-2-609022

YEAR	PER	JOURNAL	EFF	DATE	SRC	T	PO/REF2	REFERENCE	AMOUNT	P	CHECK NO	WARRANT	VDR NAME/ITEM	DESC	COMMENTS
2012	04	000151		10/27/2011	API	1		W T12021	4,051.90	Y	157020	T12021	STEWART PAINTING		SO HARWICH MEETING HOUSE
2012	02	000083		08/18/2011	API	1		W T12009	768.75	Y	155235	T12009	STEPHEN HART - BUILDING		BOUTH HARWICH MEETING HOU
2012	02	000055		08/11/2011	API	1		W T12008	1,100.00	Y	155119	T12008	EAS PAINTING INC.		270 CHATHAM ROAD PAINTING
2012	01	000166		10/15/2011	BUC	5		2012 BUDGT	5,920.65	Y					ORIGINAL BUDGET 2012
2011	06	000024		12/02/2010	API	1		W T11028	3,511.25	Y	148868	T11028	COASTAL ENGINEERING CO		C15247.00
2011	06	000024		12/02/2010	API	1		W T11028	950.00	Y	148868	T11028	COASTAL ENGINEERING CO		C15247.00
2011	06	000024		12/02/2010	API	1		W T11028	474.50	Y	148868	T11028	COASTAL ENGINEERING CO		C15247.00
2011	03	000031		09/09/2010	API	1		W T11013	43,115.00	Y	146943	T11013	MEADOWS CONSTRUCTION COMHO.		HARWICH MEETINGHOUSE
2011	02	000053		08/19/2010	API	1		W T11009	50.00	Y	146375	T11009	PK ASSOCIATES, INC.		009-25151
2011	02	000009		08/05/2010	API	1		W T11007	43,676.25	Y	146060	T11007	MEADOWS CONSTRUCTION		COMBOUTH HARWICH MEETING HOU
2011	01	000206		10/13/2010	BUC	5		2011 BUDGT	97,727.65	Y					ORIGINAL BUDGET 2011
2011	01	000090		07/22/2010	API	1		W T11004	30.00	Y	145859	T11004	PK ASSOCIATES, INC.		009-25151
2010	12	000401		06/30/2010	API	1		W T10065A	75.00	Y	145563	T10065A	PK ASSOCIATES, INC.		009-25151 SO HARWICH MEE
2010	12	000401		06/30/2010	API	1		W T10065A	156.80	Y	145563	T10065A	PK ASSOCIATES, INC.		009-25151 SO HARWICH MEET
2010	12	000401		06/30/2010	API	1		W T10065A	231.80	Y	145563	T10065A	PK ASSOCIATES, INC.		009-25151 SO HARWICH MEET
2010	12	000189		06/24/2010	API	1		W T10062	700.00	Y	145109	T10062	PK ASSOCIATES, INC.		013-25207 SO HARWICH MEET
2010	12	000044		06/03/2010	API	1		W T10059	59,493.75	Y	144484	T10059	MEADOWS CONSTRUCTION COMBOUTH		HARWICH MEETING HOU
2010	11	000122		05/20/2010	API	1		W T10056	37,715.00	Y	143919	T10056	MEADOWS CONSTRUCTION COM		RESTORE SOUTH HARWICH MEE
2010	08	000100		02/18/2010	API	1		W T10040	1,900.00	Y	141719	T10040	COASTAL ENGINEERING CO		C15247.00
2010	08	000100		02/18/2010	API	1		W T10040	2,000.00	Y	141719	T10040	COASTAL ENGINEERING CO		C15247.00
2010	01	000202		10/12/2009	BUC	5		2010 BUDGT	200,000.00	Y					ORIGINAL BUDGET 2010

Total Amount: 503,648.30

\*\* END OF REPORT - Generated by Diane Shaughnessy \*\*

# The Meetinghouse Post

PRESERVATION PUBLICATION ~ FRIENDS OF THE SOUTH HARWICH MEETINGHOUSE, INC.  
 MEETINGHOUSE HISTORY PART 8

**PLEASE SAVE THE DATE!**

- **ANNUAL MEETING OF THE MEMBERSHIP 11/17/2010**
- **OPEN HOUSE DAYS AT THE MEETINGHOUSE Watch For Upcoming Schedule**
- **CANDLELIGHT CELTIC CONCERT Set For Spring**

**INSIDE THIS ISSUE**

<b>SPECIAL EDITION!</b>	2
<b>PHOTOGRAPHIC EXHIBIT!</b>	3
<b>IN GREAT APPRECIATION</b>	4
<b>MEETINGHOUSE PAINTING DONATION</b>	4
<b>PARKING UNDER CONSTRUCTION</b>	5
<b>HARWICH COMMUNITY AT WORK</b>	5

In the fall of 1896, a walnut altar table was given to the church by Frederick Nickerson in honor of his deceased father, Obed. The words "In Memoriam, Obed Nickerson" were inscribed on a silver plaque on the table's front. (This table is now in possession of the Harwich United Methodist Church, East Harwich.) An 1897 publication of the New England Southern Methodist Conference stated that Obed was a member of the church for 41 years "and in every way was one of its most devoted and faithful stewards. Through his efforts Methodism is largely what it now is in this village."

The church survived with a small congregation through the 1900s and offered a full program of worship and activities, guided by pastors shared with the East Harwich and South Chatham parishes. For only three years, from 1919 through 1921, was the South Harwich congregation able to fund its own pastor, Reverend Eben Tirrell; he served for ten years, the longest pastorate in the history of the church (seven years shared with the

East Harwich parish). The program of the church commenced on Sundays with morning services followed by



**The South Harwich Meetinghouse  
 270 Chatham Road  
 South Harwich, Massachusetts**

school sessions, afternoon meetings of the Junior League and weekly social supper gatherings. Religious classes were held on Tuesday evenings, the Ladies Aid Society met on Wednesdays, and prayer meetings were conducted on Fridays.

Despite these offerings, there was little encouragement for new members to join the congregation, especially in the latter decades of the church's existence. At this time, membership peaked at 40 and it soon slipped from this as older members began to pass away. By the early 1970s, only about 18 people were regularly attending services and

the average age was in the 70s. Sunday services remained, but church school and all but one of the committees had disappeared. As the congregation was primarily an elderly one, there was little energy and inclination to increase membership in the church. A number of other factors conspired against any measurable growth in the congregation. Because of its small lot, the church had no room for expansion and limited parking. The building itself had no running water or plumbing and therefore no toilet facilities.

Even under dwindling membership conditions, changes were made to the church from the 1950s through the 1970s. Interior changes brought the physical plant effectively into the 20th century; in the 1950s a heating system powered by two oil-fueled floor heaters was installed in the building and in 1968 electricity finally arrived. At this time, the kerosene chandelier and bracket lamps were converted and outlets were installed.

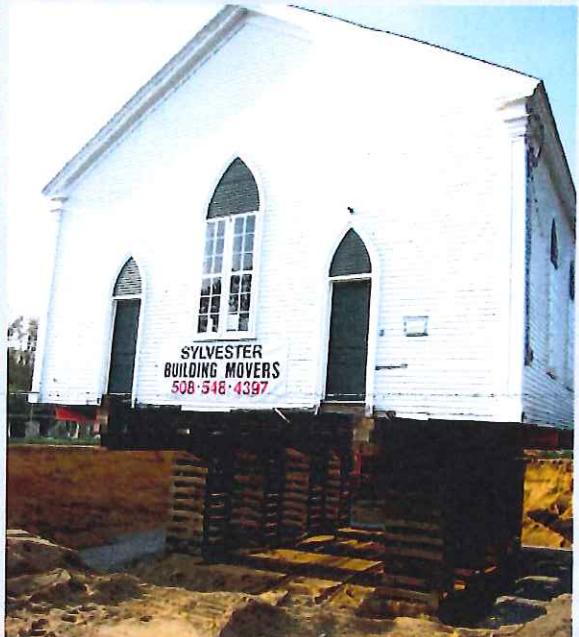
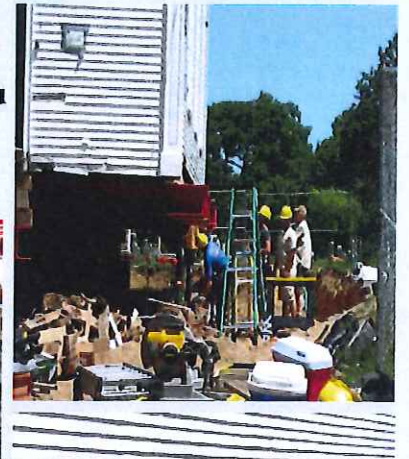
*Historic Structure Report  
 South Harwich Methodist Church  
 Edward Stanley - 7 May 2004*

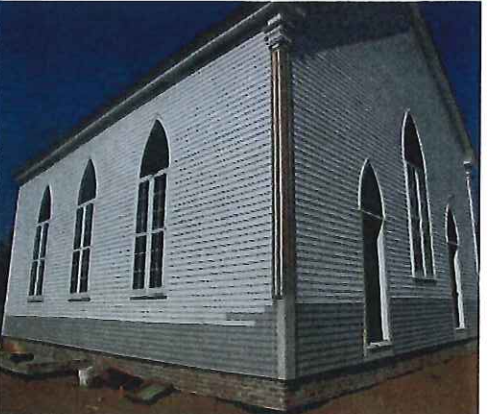
**IN MEMORY**

*Since our last newsletter we are saddened by the loss of one of our charter members. We will surely miss **Adelaide Edgar**, artist, preservationist, friend and most enthusias-*

# WE ARE OFF THE GROUND!

Last March, we began our long awaited critical foundation project. The work was just completed this September. We hope you enjoy the following photo exhibit detailing the many exciting phases throughout this great accomplishment!





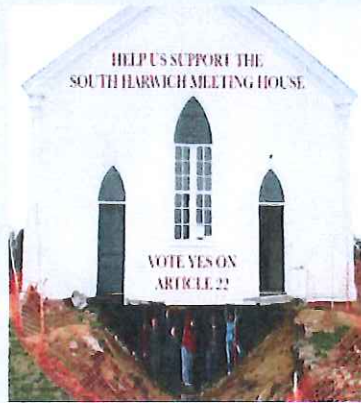
IN GREAT APPRECIATION

Upon the final completion of Phase I of our Meetinghouse project, I would like to express my deepest appreciation to the people that have made this project possible.

**The Community Preservation Committee has been the "foundation" for our critical and most important goal, a new foundation under this historic Meetinghouse.** We can now rest assured that this early building will continue to stand as a trib-

ute to our respect for our early Harwich history. Thank you for sharing in our commitment to the restoration and preservation of the historic South Harwich Meetinghouse.

I would also like to recognize the much appreciated efforts of **John Bologna of Coastal Engineering**, for his patient guidance, **Sarah Korjeff at the Cape Cod Commission**, for her restoration oversight, **Gary Sylvester for an amazing job**



May 2008

**lifting the Meetinghouse and the Meadows Construction Company for putting up with my sometimes tedious commitment to preservation.**

Last, but certainly not least, I most appreciate the support of our dedicated **Board of Directors, the Town Building and Engineering Departments** and of course our loyal and growing membership.

Judith Ford, President



*"Following the footsteps of the past"*

When the early Meetinghouse underpinnings began to deteriorate, our early ancestors borrowed a quick solution for the problem. They removed several footstones from surrounding graves to add support to the left underside of the building. There they remained for many years



until they were discovered during the excavation under the Meetinghouse, in preparation for the new foundation. Eventually, Robbin Kelley, Harwich Cemetery Administrator, will try to determine where each belonged and replace them to their original plots.

Most of the footstones are engraved with initials which

will help Robbin find their rightful owners. This may prove to be quite a challenge!



MEETINGHOUSE PAINTING DONATION

Recently, we received a wonderful painting donation of the South Harwich Meetinghouse. **Professional artist, Victoria P. Pearmain, of Rossville, Georgia,** truly captured the character of our historic Meetinghouse in this exquisite and charming gift.

A long time friend of Victoria, **Judson Reese of Lincoln, Massachusetts,** purchased one of her paintings to be donated to an

organization of her choosing. She chose a painting she had painted in 2005 while visiting the Cape. As Victoria stated in her correspondence to us, **"I loved the old Meetinghouse building, and was happy to know that it was being renovated and protected as so many old buildings are often destroyed."** Her education includes study at the Massa-

chusetts College of Art in Boston and Studio Arts International in Florence, Italy. Her work has been on exhibit throughout Tennessee, Georgia, Boston, Massachusetts and locally at the William H. Lutz Gallery in Harwich Port.

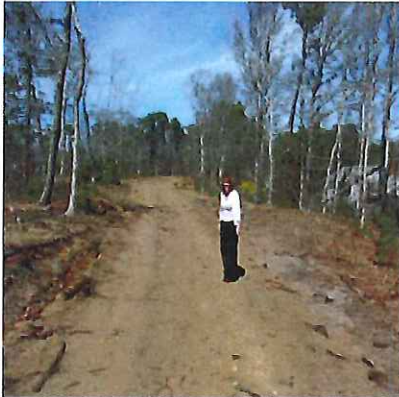
**We thank Victoria for this meaningful gift and especially Judson Reece for his generosity.**



South Harwich Meetinghouse 2005  
Artist - Victoria P. Pearmain



PARKING UNDER CONSTRUCTION



Robbin Kelley, Harwich Cemetery Administrator, inspecting the new road and future parking lot excavation!

The Harwich Cemetery Commission has been busy constructing a new road and future parking lot at the far right back of the Meetinghouse. This will finally solve the problem of inadequate parking for Meetinghouse events as well as access for the current and expanding South Harwich Cemetery.

This project will redirect the original entrance which was far too narrow and close to the right side of the building as well as many fragile headstones.

Additional matching granite posts have already been installed on the southern perimeter of the property, to be followed by a natural and historically appropriate driveway and parking area surface. A landscaping design plan will finally complete the project.

We look forward to working with the Cemetery Commission on a period landscape design for the Meetinghouse.



HARWICH COMMUNITY IN ACTION

We greatly appreciate and recognize Marty Moran, of Moran Engineering, for his kind donation of our septic design plan for the Meetinghouse. Below, examining the



percolation test hole results. The excavation was provided by the Robert B. Our Company. Community support by Harwich businesses like Marty are helping us move forward with our efforts to make this historic Meetinghouse a vital and active part of Harwich once again. Thank you Marty for the gift of your much appreciated professional time and talent.

*Safe at last  
in the hands of  
a caring  
community!*

CHURCH SIGN RECEIVED

This Spring we were happy to receive the old South Harwich Methodist Church sign which was once in front of the Meetinghouse. It was brought to us by Sally Walker Helwig, one of our supporting members. Sally is the daughter of the late Rufus Walker, a long time champion of the cause to save the Meetinghouse for future generations. He was pivotal in the early efforts to have the South Harwich

Meetinghouse recognized on the National Register of Historic Places. Our efforts today are definitely an extension of the passion Rufus felt for this early Harwich landmark.

Sally will also be donating many papers and correspondence surrounding his early efforts to organize Harwich support for the protection of the Meetinghouse. Her gift also included an early Meetinghouse guest book dated 1929



Sally Walker Helwig

through 1953. We were pleased to discover that many of the supporters of the early efforts to save the Meetinghouse are still supporting our work today.

We hope our committed efforts will serve to honor the memory of Rufus Walker well. We thank Sally for this memorable gift.

PLEASE  
VISIT OUR WEBSITE !

*Friends of the South Harwich  
Meetinghouse, Inc.*

P.O. Box 786  
Harwich, MA 02645  
[www.southharwichmeetinghouse.com](http://www.southharwichmeetinghouse.com)

Contact : 508-432-0954  
508-364-5223

[jamford@verizon.net](mailto:jamford@verizon.net)

**Summer 2010**

F R I E N D S   O F   T H E   S O U T H   H A R W I C H   M E E T I N G H O U S E  
O U R   M I S S I O N

The Friends of the South Harwich Meetinghouse, Inc. were officially recognized by the Secretary of the Commonwealth as a nonprofit corporation on December 1, 2003. Following the finalization of our License Agreement with the Town of Harwich, we have begun the implementation of our comprehensive plan to restore, maintain, preserve and develop programming for the future of the South Harwich Meetinghouse.

This historically significant building, purchased by the Town of Harwich over a decade ago, had fallen into great disrepair. Therefore, our members have undertaken a fully organized effort to return the old Meetinghouse to its original condition, worthy of its recognition on the National Register of Historic Places. Our goals will be accomplished through several annual fundraising events, donations, available grants

and hands on volunteer commitment. Following historically appropriate restoration we will develop and implement a comprehensive program for the use of the Meetinghouse as a cultural center for the arts, education and community use. We believe our enthusiastic efforts will preserve this significant historic structure for future generations, while providing valuable enrichment to our community.

EVALUATION OF THREE  
MIDDLE SCHOOL REPURPOSE COMMITTEE  
PRIORITIES

Prepared by David Spitz, Town Planner  
Reviewed by Larry Brophy, Committee Chairman  
June 25, 2015

## OPTION 1: TOWN TO RETAIN OWNERSHIP OF BUILDING

“The Town should retain ownership of the property and existing buildings and further explore the use of buildings as a Town entity in combination with the community uses expressed by non-profit groups within the RFI ... “

Building Usage (example)	<p>Municipal use – Town Hall 20,000 s.f.</p> <p>Municipal/public use – gym/auditorium 15,000 s.f.</p> <p>School/day care 15,000 s.f.</p> <p>Arts 10,000 s.f.</p> <p>Culinary incubator (cafeteria/kitchen) 5,000 s.f.</p> <p>Miscellaneous - TBD 7,000 s.f.</p> <p>TOTAL 72,000 s.f.</p>
Financial Impact on the Town	<p>Debt retirement - \$170,000</p> <p>Sale price \$ 0</p> <p>Renovation cost – full renovations – range - \$7.8 to 17.6 million</p> <p style="text-align: center;"><u>or</u></p> <p>Renovation cost – partial renovations - \$3.5 million</p> <p>Rental income – est. 37,000 s.f. @\$10/sf/yr (estimated range – 20% to 80% rented) + \$ 74,000 to \$296,000/yr</p> <p>Maintenance – building - \$125,000/yr</p> <p>Maintenance – personnel (1) - \$ 70,000/yr</p> <p>Annual property tax income \$ 0</p>
Benefit to the Town (other than financial)	<p>Provides room for Town Hall to expand. Allows town to encourage private businesses that are compatible with school – daycare, etc. Supports other public/non-profit uses – arts, theater productions, music (Town Band), etc.</p>
Impact on the School	<p>Public, non-profit and publicly controlled rental uses should be compatible with the school.</p> <p>Keeps building available for future school use – however, current school administration thinks such use is highly unlikely.</p>
Impact on the Neighborhood	<p>Potential for evening/night (town hall, arts and auditorium) and early-morning (culinary incubator) activity. Public ownership should help control other impacts.</p>
Other Issues – Wastewater, Parking, etc.	<p>Wastewater – would be able to continue shared use of existing or upgraded treatment system.</p> <p>Parking – higher parking requirements are likely – e.g. 60,000 s.f. @ 3 spaces per 1,000 s.f. = 180 parking spaces.</p> <p>Traffic – some uses may generate moderate to high traffic volumes.</p> <p>Proposed elementary access road should successfully separate afternoon school pick-up traffic.</p>

## OPTION 2: TOWN TO RETAIN OWNERSHIP OF PROPERTY

“The Town should retain ownership of the property and further explore the demolition of portions or all of the buildings ... “

Property Usage	Building demolished – no usage. Land area – approximately 12 acres available for public park land, expansion of elementary school parking, etc.												
Financial Impact on the Town	<table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">Debt retirement</td> <td style="text-align: right;">- \$170,000</td> </tr> <tr> <td>Sale price</td> <td style="text-align: right;">\$ 0</td> </tr> <tr> <td>Demolition cost – range</td> <td style="text-align: right;">- \$725,000 to \$2.6 million</td> </tr> <tr> <td>Rental income</td> <td style="text-align: right;">\$ minimal</td> </tr> <tr> <td>Maintenance – land (depends on use)</td> <td style="text-align: right;">- \$ variable</td> </tr> <tr> <td>Annual property tax income</td> <td style="text-align: right;">\$ 0</td> </tr> </table>	Debt retirement	- \$170,000	Sale price	\$ 0	Demolition cost – range	- \$725,000 to \$2.6 million	Rental income	\$ minimal	Maintenance – land (depends on use)	- \$ variable	Annual property tax income	\$ 0
Debt retirement	- \$170,000												
Sale price	\$ 0												
Demolition cost – range	- \$725,000 to \$2.6 million												
Rental income	\$ minimal												
Maintenance – land (depends on use)	- \$ variable												
Annual property tax income	\$ 0												
Benefit to the Town (other than financial)	<p>Provides potential location for ball fields/playgrounds/park land in a central location.</p> <p>Loss of usable building, a portion of which is architecturally strong.</p>												
Impact on the School	Allows elementary school to expand from its current crowded location.												
Impact on the Neighborhood	Some traffic and noise associated with park and ball fields. Overall impacts should be minimal.												
Other Issues – Wastewater, Parking, etc.	<p>Wastewater – would encourage elementary school to downsize existing treatment system.</p> <p>Parking – strong potential for improving current congested elementary school parking layout.</p> <p>Traffic – time of park/ball field usage would largely be separate from elementary school use. Existing access road would meet needs of elementary school p.m. pick-up.</p>												

### OPTION 3: CONSTRUCT HOUSING

“Re-Issuing an RFI for the purpose of constructing housing on the site ... concerns on matters pertaining to funding, percentage of affordable units vs market ...”

Building Usage (example)	Rental senior apartments Potential for shared use – gym/auditorium TOTAL	57,000 s.f. 15,000 s.f. 72,000 s.f.
Financial Impact on the Town	Debt retirement Sale price Maintenance Annual property tax income	- \$170,000 + \$672,000 - \$ 0 + \$ 32,400/yr
Benefit to the Town (other than financial)	Provides rental housing for seniors, a significant market need. Adds to the town’s affordable housing stock. Makes use of an existing building, including the section that is architecturally strong.	
Impact on the School	Minimal adverse impact likely from senior population. Likely opportunities for interaction between different age groups (note comments from Monomoy School Superintendent).	
Impact on the Neighborhood	Minimal noise, traffic or other impacts likely from senior population.	
Other Issues – Wastewater, Parking, etc.	Wastewater – separate treatment system is recommended due to separate private ownership. School would likely downgrade its current treatment system. Parking – senior housing parking requirements are relatively low – 64 spaces projected for a 40-unit rental development. Existing spaces on site exceed demand. Traffic – traffic generation for a senior housing development is historically low. Proposed elementary access road should successfully separate afternoon school pick-up traffic.	

## COST AND INCOME ASSUMPTIONS

### 1) FULL BUILDING RENOVATION COSTS

Complete renovation of building for residential or equivalent use

Building Area (based on approximate floor plan measurements by Town Planner):

1 <sup>st</sup> Floor Classrooms	23,540 s.f.
2 <sup>nd</sup> Floor Classrooms	23,675 s.f.
1 <sup>st</sup> Floor Activity Wing*	20,020 s.f.
Basement	4,650 s.f.
Total (approximate):	71,885 s.f.

\* Activity Wing includes 6,000 s.f. gymnasium; 3,844 s.f. auditorium; 4,600 s.f. cafeteria and kitchen; and 5,576 s.f. other (music room, locker rooms, lobby and hallways).

Renovation Cost Per SF:

Wise Living estimate (verbal)	\$150 per s.f.
Harwich citizen review of public school renovation costs (attached)	\$245 per s.f.

Full Building Renovation Costs:

Low Estimate – 52,000 s.f. @ \$150 per s.f.	\$ 7,800,000
High Estimate – 72,000 s.f. @ \$245 per s.f.	\$17,640,000

### 2) PARTIAL BUILDING RENOVATION COSTS

The most complete review of the building to date has been done by Wise Living (verbal): need to replace all windows; roof does not need to be replaced now and has perhaps an 8 to 10 year life; the core of the mechanical systems is good but connections (piping, etc.) throughout the building need replacement.

The Harwich Facilities Maintenance Manager also reviewed the building in April 2015 (attached) and recommended a complete professional engineering study (estimated \$20 – \$30K cost) to understand likely renovation costs. He noted the need to install an air conditioning system.

Until further study is done, the best available source is the Wing School in Sandwich estimate that basic repairs and code upgrades would cost approximately 45% of full renovation costs:

45% x \$7.8 million (low-range Harwich Middle School estimate) = \$3,500,000.

3) BUILDING DEMOLITION COSTS

Low estimate (by Middle School Committee member)	\$ 725,000
High estimate (pro-rated from Wing School \$3.7m for 102,000 sf building)	\$2,600,000

4) ANNUAL BUILDING MAINTENANCE COSTS

Current budget	\$ 125,000/yr
No change proposed at this time (see Harwich Facilities Maintenance Manager comments)	

5) DEBT REPAYMENT

Middle School roof (April 2015): \$150,000 principal + \$20,000 interest remaining

6) RENTAL INCOME

Estimated rental rates in East Harwich and Harwich Port (based on Chamber of Commerce input)	\$2 to \$3/sf/month
Estimated rental rates for Harwich Middle School location (based on Chamber of Commerce input)	\$1/sf/month
Current rental rates paid by non-profits/schools/day care (Town Planner discussion with RFI submitters)	\$.50/sf/month

7) SALE PRICE

Limited number of interested bidders to date has provided minimal information on potential sale price. Estimate of \$672,000 is based on sole response to the first Middle School RFP.

8) ANNUAL TAX PAYMENTS

Estimate is based on a preliminary assessment by the Town Assessor of the value of rental senior units at this location. 40 dwelling units at an assessed value of \$90,000 per unit @ \$9/\$1,000 tax rate.

Annual taxes - \$32,400





## MEMORANDUM

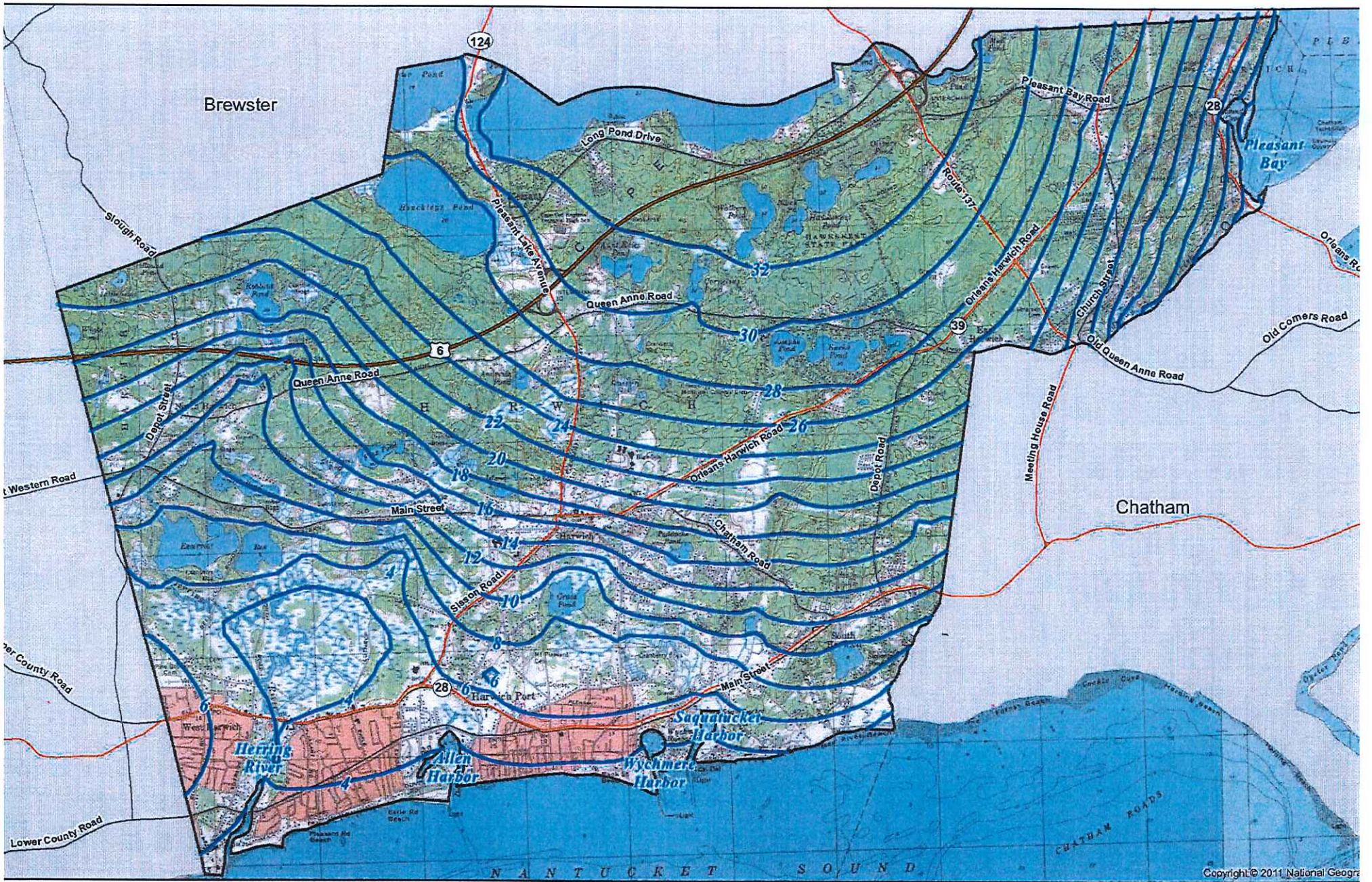
**TO:** Board of Selectmen  
**FROM:** Barbara-Anne Foley, COA Director  
**DATE:** June 23, 2015  
**RE:** Procedure for Fee Adjustment for At Our Gate Program

---

The "At Our Gate Program" directed by the Knights of Columbus, are a Non-Profit through Holy Trinity Church in West Harwich. They will assist Harwich Residents that are unable to help themselves to take bags of household trash and **Non- C & D items** to the Disposal area where the fee will be waived.

The procedure is as follows:

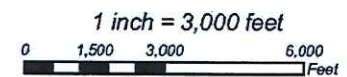
- The Representative from the "At Our Gate program" will call the COA and ask for the Social Services Director, Kevin Grunwald, or the COA Director, Barbara-Anne Foley, for the purpose of vetting the request.
- The COA Staff will visit the property and decide whether it is a reasonable request based on a site visit to the property, to ensure it meets the intent of the program.
- The COA Staff will contact the Highway Department Director, Lincoln Hooper and report to him when it is a warranted request and the amount of loads that would be coming through for that request.
- The Highway Director would then contact the gate at the Disposable area to direct them to allow this vehicle to come through and the fee would be waived.
- Everything that enters the Disposal Area under this program will be weighed in order to track the various materials and allow us to produce reports when needed.



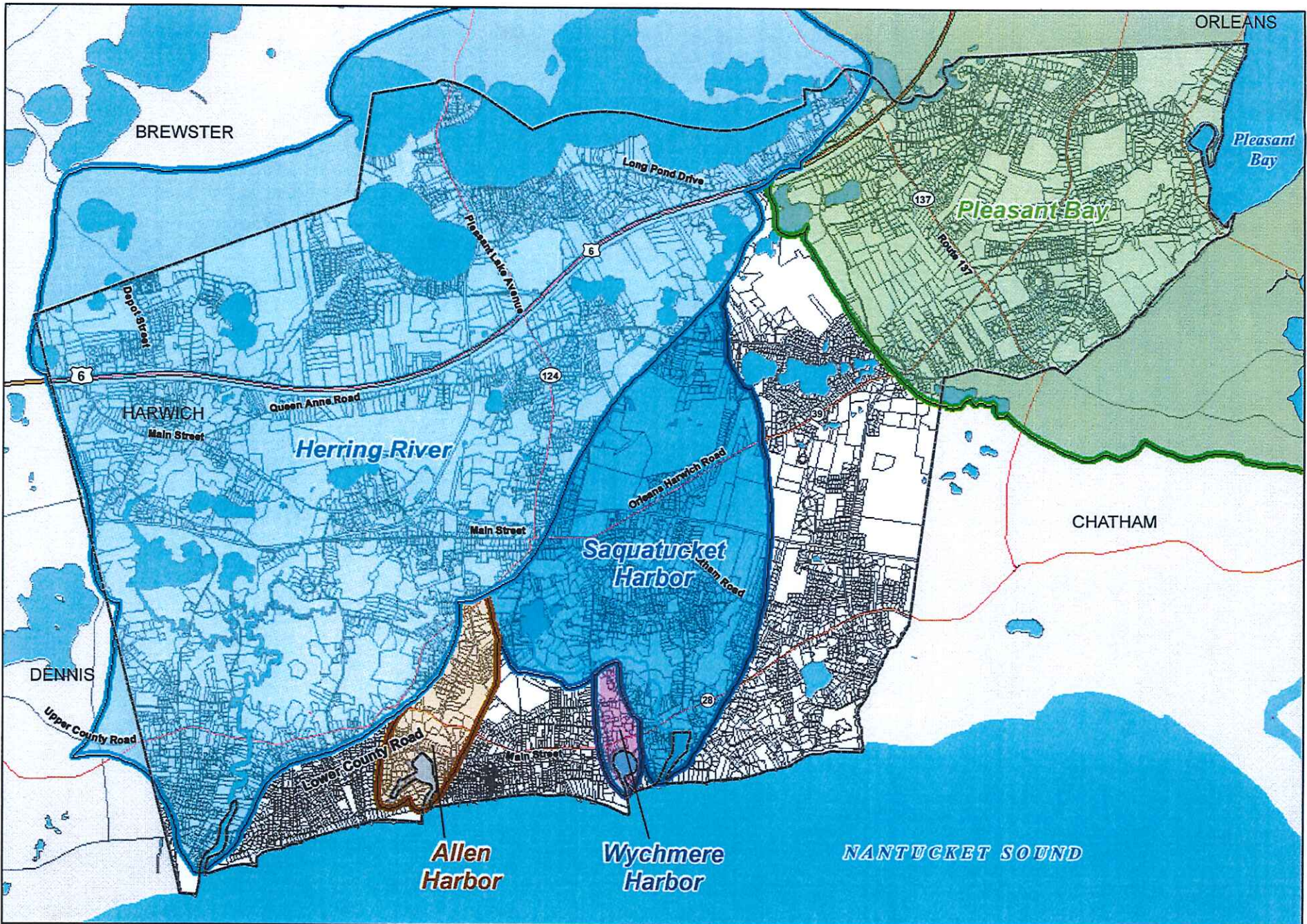
**Legend**

 Groundwater Contours (ft)






**Town of Harwich  
Comprehensive Wastewater  
Management Plan**



Groudw



**Legend**

-  Allen Harbor
-  Herring River
-  Pleasant Bay
-  Saquatucket Harbor
-  Wychmere Harbor

**Town of Harwich  
Comprehensive Wastewater  
Management Plan**

1 inch = 4,000 feet  
0 1,500 3,000 feet

**Figure 6-2**  
Town of Harwich  
Estuary Watersheds  
