

**Municipal Building Committee
Long Sands Bathhouse
Minutes for June 25, 2015**

Present: Michael Sullivan, Director of Parks and Recreation, Dean Lessard, Director of Public Works, Dylan Smith, Jim Bartlett, Stu Dawson, Jim Smith, Joseph Lipton, Steve Bradstreet, Bob Metcalf, Ben Walter, Erin O'Dea

Absent: Tim Ward, Nelson Giordano

The meeting minutes from June 11, 2015 were accepted.

Jim Bartlett informed the Committee that an article appeared in the York Weekly regarding the bathhouse project which was not entirely accurate. The Committee has authorization from the Board of Selectmen to proceed with the project as scheduled.

Jim Bartlett reported that the Town Manager has been approached to get an update on the title issue. He stated that Attorney Jim Nadeau has been in contact with the property owners and that a response is expected in the coming week. Jim Bartlett will follow up on the subject if a response is not received in the next week.

Joe Lipton made a motion for the Committee to meet on July 2nd to discuss the status of the title issue. The meeting is scheduled for 5:00pm at the York Public Library. Steve Bradstreet needs to have the "right, title & interest" in order to complete the DEP application to meet the soft deadline for submittal. Steve needs to show the building footprint, landscaped areas and parking areas in his proposal.

Steve Bradstreet, Bob Metcalf and Ben Walter presented four design concepts to the Committee. Two of the designs fit the setbacks for the project. Two of the designs do not fit the setbacks for the project. The Committee determined that the best design was #2 however, it would need zoning modifications and a possible town vote that would be held in May 2016. Design concept #3 would meet the zoning requirements however, would fall short of what the public wanted to see as was expressed at the public participation meeting.

Discussion followed and touched on zoning changes, setback relief, general or minor dimensional variances, water dependent use and possible project delay. The committee would like to know if there are consequences of delaying the use of the bond.

Ron Nowell attended the meeting and recommended that the Committee ask that the Board of Selectmen begin eminent domain proceedings. Ron pointed out that the existing bathhouse, in its present state, is non-conforming and that the new bathhouse could be built to be less non-conforming than the existing building. Ron indicated that there are no taxes assessed to the beach. Also, the Committee should check in with Ron before the bathhouse construction begins to get his input as he is currently involved with the Short Sands bathhouse and could provide some insight for what is needed or not needed.

Stu Dawson reminded the Committee to keep in mind the budget for the project. It was agreed that the bathhouse should be functional and provide a sense of place. Jim Smith asked how much money should be spent if the project gets postponed.

It was suggested that Steve Burns ask the Town Attorney about ordinance changes.

The Committee agreed that the design concept #2 is the best option for the bathhouse.

Design concepts #2 and #3 should be presented to the Board of Selectmen to get their advice on which design to move forward with and the possibility of delaying the project. The Committee agreed that they are in favor of design #2 and will make it known to the Board of Selectmen.

The Committee thanked the Ransom Consulting team and Stu Dawson for their ideas and suggestions for getting the project started.

The next Committee meeting is scheduled for July 2, 2015 at 5:00pm at the York Public Library.