

**Town of Cape Elizabeth  
Fort Williams Advisory Commission  
Meeting minutes  
September 18, 2008**

**Present:** Chuck Wilson (Chair), Bill Nickerson, Tina Harnden, Dan Chase, Frank Butterworth and Maureen McCarthy

**Absent:** Greg Altnauer

**Staff:** Bob Malley

**Guests:** Rick Renner – Renner Woodworth; and  
Carol Fritz – Fort Williams Charitable Foundation

**Call to order:** 7:03 PM in the Public Works Conference Room by Chuck Wilson...

**Approval of the minutes for the 8/21/08 meeting:**

Tina moved to accept, Bill seconded

Unanimously approved.

**Update from the consultants:**

**Bleachers:**

- Core samples were sent for testing.
- Over 5500 psi – good for the time and place
- Chemical Analysis – results showed high cement ratio for concrete at the time.
- Lots of freeze and thaw damage.

**Options:**

- Repair – There are various techniques for repair, but that will only be a temporary fix. They feel that we would be putting money into the project only to end up having the same issues down the road. The consultants are strongly recommending that this option not be pursued.
- Demolition and Replacement – The consultants feel that they would recommend taking off the long area that runs down the side of the field. They feel that some sort of passive landscaping should be pursued that would allow for seating. They feel we should demolish the existing bleachers around the ball field and replace and improve the storage area. They would suggest doing cast bleachers versus pre-cast as pre-cast would almost double the costs. They would build for better rise, make them handicap assessable and overall have better functionality. The life expectancy would be 50

plus years. They would be improve the drainage and make them thicker for better long term viability.

- Cast cost would be approximately \$180K plus. Additionally, there would be design fees and demolition and hauling material away. The demo and hauling would be approximately \$50K.

General discussion occurred. We may need to think it through about how we would foresee the uses of the bleachers. We questioned what the capacity would be and the consultant will need to get back to us on this data. Additionally, they need to contact the historical society to find out whether there would be any issue regarding demolition and not replacing as they stand now. Several commission members questioned why we would need to contact them. Both Rick and Bob felt it is best to question first and make sure there will be no issues once the project is started.

Further action is tabled until we get feedback on the seating capacity and historical preservation issue.

#### **Main Entrance:**

Bids went out and LeBrecque Construction was awarded the contract at \$124,500. Work should begin in October and be completed by Thanksgiving.

Tina asked if we were going to publish anything regarding what would be occurring. Bob said he would put something together about what was going to happen and where the funds for the project came from to go on the Town Web site and in the Courier.

#### **Battery Blair:**

The consultants did some test pits in one area of the covered portion. Rick then presented a slide presentation showing the findings. The pictures show that the battery underneath is in pretty good shape and intact. It is obvious that when they were covered; land was filled in and that it brought the ground up and the parking area up approximately three to four feet. They will continue their investigative work and report back.

Bob reminded them that they also need to look at Battery Keyes. There are some concerns about what can and should be done to make it safe and secure for public access.

#### **Interpretive Display:**

The plan is to move it up to Kitty's Point. We need to review how to call attention to the display. The panels have been ordered. The decision has been made to wait and install them in the spring versus this fall/early winter. Carol Fritz asked for a confirmation on the \$10K required to finish the hardscaping and Bob said he would confirm.

#### **Goddard Mansion:**

The consultants would like to have a working meeting to discuss ideas that they will present. Goal is to have something to present in November and then at the December meeting potentially come up with some sort of decision to give to the council in January.

- Do nothing
- Stabilize remains
- Some other potential options that would make sense.

The consultants think there might be an opportunity to stabilize and then look at opportunities to allow the public to interact without danger. Some thoughts might be stabilize and do controlled walk ways with displays along the walk. Also, perhaps a picnic area.

Chuck asked for commission members to give their ideas. Some comments follow:

- Utilize portions of the building. Not necessarily the whole building. Save a portion that would give people a sense of what the building was like.
- Stabilize and see what is the condition really like and why can't we just let it stand.
- What is the hurry for a decision. The community is attached to the ruin and probably don't see it being restored. Feeling is that it should not be torn down. But safety does need to be understood, no matter what is done.

#### **Budget:**

We are progressing with the review of the bleachers and batteries. The funds for the Mansion were from the capital fund to do the study. Charitable foundation has agreed to donate the money for the hardscaping for the interpretive display.

#### **Park:**

- Labor Day Art show was good.
- Bus tours are coming in and there was a cruise ship in earlier this week and we had 14 buses that day. We have put a second ranger on the days the cruise ships are sending buses in to the Park.
- Revenues at the gift shop are down approximately 10%.
- Overall the park looks good; nice and green.
- It was a good move to get better Port-a-potties and having them cleaned seven days a week.

#### **Old Business:**

The interpretive display brought some discussion. There was some concern voiced that we were moving it from its present location and moving it up to Kitty's Point. Discussion went on about how the visibility would allow for a better view and sense of

what people would be looking at when they viewed the display. Concern over how close together the panels would be was an issue.

Motion was made:

Move that we locate the new interpretive display to the area known as Kitty's Point versus the old location, due to better visibility.

Moved by Tina and Seconded by Dan.

Five voted for, one voted against.

### **Arboretum Demonstration Project:**

The plan was presented to the Town Council. The Arboretum group will be going to the Planning board in October and then it will go to a public hearing in November.

### **Non-Smoking Ordinance:**

The Town Council requested we review a smoking ban due to cigarette litter. Discussion occurred that there are three main areas where smokers are depositing their cigarette butts. They are places that people would typically sit. Generally, most of the commission members felt going to an ordinance was not the appropriate thing to do. One member felt that it would be nice to see no smoking in the park; however, the general consensus was that an ordinance it would make it difficult to enforcement. Overall it was felt that we could potentially handle the issue through the carry-in-carry-out policy already established as the issue is a litter problem. Perhaps signage strategically placed may work better and indicate that cigarette butts are considered to be litter.

A motion was brought by Bill and Dan seconded:

Commission does not support a ban on smoking in the park and would rather deal with it as a litter problem.

All voted in favor.

The Commission has recommended that the Director of Public Works address this through signage.

### **Fees for Weddings:**

There has been some, but limited control over weddings in the park. The idea has been brought that we should have a permit process for approval. There is a need to come up with guidelines; example 50 to 100 people, how many chairs, etc. The rules and regulations would be added to the web page.

We have asked Bob to come up with a draft recommendation on policies and fees and with the plan of adding it to the Group Use Policy after review and approval at the October meeting..

**Other Business:**

Tina asked how the playground was doing. Bob mentioned that we should probably plan an inspection of the components and that we also need to mulch with new wood chips. She also asked where the rocking horses were; and Bob stated he thought they were still there but would check on them. Bob also mentioned that a handicap porta-potty was placed up there for better convenience for parents and children.

She also asked if we have found tenants for the vacated building and Bob stated that they were still trying to find a tenant. The Family Crisis center was still in the other building.

No other business, meeting was adjourned at 9:50 p.m.

Respectfully submitted,  
Maureen McCarthy,  
Secretary