

**Town of Cape Elizabeth
Fort Williams Advisory Commission
Meeting minutes
November 20, 2008**

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

Staff: Bob Malley

Guests: Tom Emery, Brad Woodworth, Paul Becker

Approval of the minutes for the 10/16/08 meeting:

Frank moved to accept and Greg seconded to approve with a few minor correction to Jeanne Gross' spelling of her name.

Unanimously approved.

Update from Consultants:

They have spent time checking the structures and have preliminary sketches.

Kitty's Point:

Two phases have been suggested:

Phase 1 put the panels in with hardscaping and shift east for better visibility. Move the compass rose and put in stone steps.

Phase II put in handicap access; smooth and grade walk way, fix stone walls which needs work.

There is no good parking for the area. We need to get people from the parking area to the new location. The whole location needs to be an event. We need to put a walkway in between the different panels so it does not end up a mess. Suggest keeping handicap parking down below where there has already been handicap parking. It is necessary to define where people should cross.

One member asked why we were planning on moving the compass rose. It was felt it needed to be made part of the whole display.

Bleachers:

Suggestion was to go with precast, demo & reconstruction, fix handicap walkway and grading and do something for a back drop.

Demolition: \$80K

Rebuild \$100K

Total \$245K

Reworking back stop would be \$3K

It was brought up that we have only explored one choice for the bleachers. They were asked if we could enhance the use. This is something the Commission will need to really explore. Discussion occurred about relocating around the Lighthouse, but there is no electricity and it would be a significant project.

Goddard Mansion:

Suggestion was made to stabilize very specific parts of the Mansion. Consultants feel it would be important to excavate some of the fill to stabilize. They would like to put a ramp system in that would allow people to walk through the Mansion. Idea would be to have panels along the way with pictures and history and architecture of the building. Idea is preservation only. Retaining wall is in terrible shape. Additionally, we would need to clear some trees that are undermining the structure. Drainage would help the overall stability.

General condition of the walls could be handled in three phases to preserve as a ruin. It could be done from 2009 to 2012.

Estimate is \$518K to do everything today. Or it could be apportioned over the period of 2009 to 2012. There was considerable discussion on the need for some repairs to the top portion of southwest corner walls.

The plan is to do a preliminary cost for the concept. We asked that the pin down what is needed immediately and the cost. The Commission also requested a better estimate on the overall vision. We may need money to do more design work.

Motion was brought by Tina and seconded by Greg:

Do we want to move forward having the consultants to come back with additional cost estimates on ideas on Goddard Mansion?

Six in favor

One opposing

It was decided to defer other topics on the agenda to a later meeting.

Arboretum Demonstration Project: Approved at the Planning Board Meeting on 11/18/08.

Budget:

We are halfway through this budget year. There is no real news. We should be thinking about the 2010 budget.

USE REQUESTS:

Same entities are coming in for 2009 that we have had consistently. Jazz Festival has not come back with any information or request.

Main Entrance:

The Main Entrance is complete. Putting down sod will be completed in the spring. There has been a lot of positive feedback. We were slightly over budget. They are still tweaking the gate.

New Appointments:

Six people have applied for the Commission position.

December Meeting:

We had moved the meeting to December 11th to avoid the holiday rush. At the October meeting it was decided to move back to the 18th. At this meeting Tina stated she would not be able to attend and it was decided to keep December 18th.

Meeting adjourned.

Respectfully submitted,
Maureen McCarthy,
Secretary