

Town of Cape Elizabeth  
Fort Williams Advisory Commission  
Meeting Minutes  
December 18, 2008

Draft 12/18/08

Present: Chuck Wilson (Chair), Maureen McCarthy, Dan Chase, Frank Butterworth, Greg Alznauer, Bill Nickerson. 2009 Member: Bill Brownell

Absent: Tina Harnden

Staff: Bob Malley

Consultants: Rick Renner, Brad Woodworth, Tom Emery, Paul Becker

**Call to order:** 8:02 p.m. in the Public Works Conference Room by Chuck Wilson. Chuck welcomed Bill Brownell as an incoming 2009 Commission member. He stated that Tina would not be able to attend.

**Approval of the minutes for the 11/17/08 meeting:**

Bill Nickerson moved to accept the minutes as written, Greg Alznauer seconded. The motion was unanimously approved.

**Update from the Consultants:**

**Interpretive Display:** Rick presented a spread sheet on the display. Originally the budget was for \$25K and \$9K coming from the Fort Williams Charitable Foundation.

Discussion centered on doing it in phases. Bob suggested no decision had to be made tonight as installation was due to occur in April.

A motion was brought by Bill Nickerson and seconded by Greg Alznauer: Request that Bob Malley come up with recommendations for the Commission to be presented at the next meeting. The motion was unanimously approved.

**Battery Blair:**

This was presented as a projective project. It has been buried and the uncertainty of what needs to be fixed and how it would be fixed is somewhat unknown until the Battery is uncovered. The consultants started with the premise that the whole Battery would be completed.

The costs include: revealing the battery entirely, site work, earth work, slope stabilization, drainage, deal with spalling, repair and restoration, complete an interpretive area, and have appropriate handrails. Additionally, they would suggest more outside and

inside signs, path through the batter with screening and security where we do not want people to have access. The cost for this portion would be \$770K.

Discussion took place on how the space would be used:

- Build a room inside, like a cocoon, to do a visitor center. The consultants are not recommending this approach.
- They have some information from Washington State which has restored several batteries. The consultants have not had an opportunity to review.
- Suggest using a trailer as a visitor center. They have seen this type of alternative in other places.
- Planning grants are available, but they do not have information to present.

To do the first portion and to do the second portion they feel the total cost would be \$1.4M.

After the presentation, the Commission stated they need to huddle and digest what had been presented. We also need to do some research on grants and understand the caveats to any grant before applying.

### **Goddard Mansion:**

A 3-D map was presented showing the Mansion with three interpretive displays.

Option A: Structural work only - \$630K – this included excavation, drainage and all masonry work.

Option B(1): Phased over four years versus doing all at once - \$690K. This factors in a 3% inflation rate.

Option B(2): Least amount to make sense to address immediate safety concerns and this cannot assume that there would not be work needed after the initial expenditure - \$65K. This would include work part of parapets, patch largest holes and some masonry on lintels over the some windows. The lintels are causing more stress and cracks. Suggest more fencing at openings like we have.

Option C: Included B(2) and some walkways and stonework, tree removal, handicap access and some interpretive work to be shown in carriage house - \$431K.

Option D: Includes C plus access to section A (main house) as finished.

Option E: All of the above work plus a picnic shelter - \$1.0M.

Some discussion occurred regarding scope of emergency work by just doing front of carriage house. We also discussed rental of a fence for a year being around \$8K. They were asked if we could take parts of it down and not the entire building. They stated yes, but it would have other issues. Bill Nickerson wanted to know if there are more people for saving it or getting rid of it. He felt that it would be hard to determine course of action without public input.

**Bleachers:**

Consultants are recommending that the long end of the bleachers (the part not originally installed) be torn down and that some site work be done to have tiered landscaping. They would recommend redoing the main area. The suggested style would seat approximately 400 people. If aluminum bleachers were used probably 525 people could be seated.

Option 1: Replace existing, site work to get the graded area where the old long portion would be removed - \$434K

Option 2: Better configuration of the bleachers and site work to grade - \$434K.

Option 3: Demolition and create light weight seating bleachers - \$403. Moveable backstop on wheels - \$20K

Option 4: Utilize Option 3 with an addition of a platform you could assemble in front of the bleachers - \$403K plus \$25K for platform.

Option 5: Option 3 with a fabric or steel cover over the bleachers - \$700K.

If we choose to do nothing, they are recommending that we clean up any tripping hazards and any loose material. Bob stated that we do this annually. Another comment as to remove the old part and do landscaping, grading, loam and seed and this would be \$100K including fees.

The consultants were completed with presentation and left the meeting.

A discussion occurred where all Commission member were asked to express their opinion on the Goddard Mansion. Some indicated they do not feel any additional money should be spent. Some are concerned that in the absence on any other alternative, it is hard to make a decision. Some felt if we were not going to save it, we should at least have some alternative use for the stones or saving an archway, etc. Bob stated that he would have a discussion with the consultants regarding alternatives other than saving. Goal is to have something for January meeting.

**Use Requests:**

Bob reviewed the groups requesting use of the park for 2009. He stated that the Portland Symphony had not sent in a request yet. He also mentioned that he was going to work

with the Portland Yacht Club to move their set up so they do not block views. He is also going to request they have more signage for what they are doing their so visitors understand what they do.

Frank Butterworth brought a motion and Dan seconded:

Move to accept all groups requesting use of the park be approved:

Cape Elizabeth Little League – use of fields for 2009 season.

Family Fun Day Committee – June 13 or rain date June 20.

CEHS graduation – June 14.

Portland Amateur Wireless – June 27 & 28.

TD Banknorth Beach-to-Beacon 10K – August 1

Portland Yacht Club – August 7-9.

CEFD Engine 1 Art Show – September 6<sup>th</sup>, rain date 7<sup>th</sup>.

Motion unanimously approved.

Bob also stated that the new fees were all approved.

The Fort survived the ice storm pretty well. One little tree will need to be taken down. Otherwise, things at the Fort are pretty quiet.

### **Elections:**

Chuck discussed that Dan Chase, who has been Vice Chair agreed to step into the Chairman's position. Maureen has agreed to take the Vice Chair. Additionally, discussion regarding Secretary Position occurred and the suggestion was that it rotate through the group.

Motion to accept Dan as Chair, Maureen as Vice Chair and do a rotation for Secretary was brought by Frank Butterworth, Seconded by Bill Nickerson. Motion unanimously approved.

### **Fort Williams Drafts:**

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**Other Business:**

Chuck thanked Tina Harnden for her excellent service for the past six years on the Commission.

Next meeting is Thursday, January 15.

Frank thanked Chuck for his work as Chairman.

**Adjourned:** 10:31 p.m.

Respectfully submitted,  
Maureen McCarthy, Secretary