

# Ocean Street Property Advisory Committee (OSPAC) Meeting Minutes



## **APPROVED MINUTES**

**Thursday, 01 February 2024 – 10:00 am (Town Hall)**

### **Members Present:**

Paul Legere--Chair

David Myers

Don White

Doug Pinciaro

### **Members Absent:**

Rodney Rowland

Maura Sullivan

Peggy Lamb

### **Others Present:**

Michael Tulley (town administrator)

David McGurkin

Meeting called to order at 1000 am.

### **1. Committee Selected Paul Legere to chair the OSPAC.**

Committee's first order of business was a motion (by David Myers, seconded by Don White) to select Paul Legere as the chair of the OSPAC. The motion was carried.

## **2. Public Questions and Answers**

None

## **3. New Business:**

### a. Discussion of Charge to OSPAC

Committee reviewed and discussed the charge to the committee—see attached document. Bottom line is that the OSPAC is charged with reaching out to the residents of New Castle to gather all potential options/alternatives for the reuse of the newly acquired Ocean Street Property and report back to the select board March 31, 2024.

### b. Zoning and Donation Restrictions

Committee requested a briefing by the building inspector and copy of the zoning for the property via Michael Tulley at the next meeting. Also, requested a copy of a synopsis of the restrictions associated with the donations for the property.

### c. Discussion of Potential Number of Options

Committee members discussed the fact that there is limited uses for the property given its location and configuration. As a result, the list provided to the select board would likely only be in the range of 10-15 alternatives. However, it was important to note that the committee was not going to limit any input and ensure that residents understand that there are no constraints on the property when proffering reuse alternatives.

### d. Discussion of Potential Alternatives per discussions with town residents

Use of the existing housing for town employees such as the DPW, Fire Chief or town clerk to garner potential saving to the town budget. Additionally, the use of the housing for a community center with kitchen space, however, a potential parking issue would be the concern of the police (Don White comments). Possibly tear buildings down to increase green space, or consider the property in two segments with the existing home and parking on the top of the property and the green space/waterfront at the lower end of the property. The committee recognizes that this was not an exhaustive list, but several ideas that are being discussed among the town residents.

e. Discussion of Methodology for canvassing all New Castle Residents for input

The committee discussed the best way to ensure that all residents were given an opportunity to provide input. Website was mentioned, however, past history indicated that it was not a high return option. The town email list was definitely are part of the solution, especially for those out of town for the winter months. Possible piggy back on to the school announcements would assist in getting the information out. Mailers to each individual mail box would be a great option to solicit input from the residents that were in town at least. Michael Tulley indicated that it would cost approximately \$800.00 in postal fees to execute a mailer option and that we could request funds from the select board at the next meeting (which will be added to their agenda). Paul Legere indicated that he would attend the next Select Board meeting. As a last resort, David Myers and Paul Legere volunteered to defray the costs by providing their own funds (donation) to take care of the mailers due to the importance of reaching out to every resident. Also discussed the forms of input. A hard copy written input could be dropped at the town hall mail slo and Paul Legere also indicated that he would establish an email address for the responses to sent especially for those who were out of town. The consensus of the committee is to use all the suggested methods to reach out to the community to ensure that everyone has an opportunity to provide input. Paul Legere indicated that he would draft a letter from the committee to the residents requesting their input and send it them for review prior to the next meeting.

f. Michael Tulley indicated that he would have templates for the meeting minutes and agenda sent via email.

g. Next Meeting: 9:00 am 8 FEB 2024

**4. Adjourn.**

Chair Legere moved to adjourn the meeting 1055 am.

Respectfully Submitted,

Paul Legere  
*Chair/Recording Secretary*