

MINUTES
COMMUNITY PRESERVATION COMMITTEE
February 12, 2015

Members present: Mark Belanger, Ted Eayrs, Kimberly French, Jane Lopes, Janet Miller, Peter Reynolds, David Thomas and Laura Stevens
Members not present: Josephine Ruthwic
Also attending: Jennifer Goldson and Colleen Lieb – Recording Secretary

The Chairman called the meeting to order at 7:00 pm.

Minutes

The minutes of the December 11, 2014 meeting were reviewed. There was one change noted.

MOTION: To approve the December 11, 2014 minutes as amended.

BY: Dave Thomas SECOND BY: Janet Miller VOTE: All are in favor.

Old Business:

Grant Agreements – Review

J. Goldson spoke about the public access easement for the Robbins Museum that will need to be incorporated into their grant agreement. Chairman J. Lopes reported that Town Counsel did agree that the award letter and the grant agreement can be consolidated. J. Goldson noted that she had made changes to the agreements and put a message in to Town Counsel but felt that the Chairman should confirm with Town Counsel that it is okay to work with her. Chairman J. Lopes will take care of this.

J. Goldson reported that she will prepare the grant agreement for the Soule Homestead and noted that no preservation easement is required since it is Town property. J. Goldson reported that she is finalizing the Robbins Museum, Oliver House and Shoe Shop Place.

Chairman J. Lopes spoke about the Organ agreement and noted that she will speak with Town Counsel about a public access agreement on that project.

Action Items

Chairman J. Lopes notes that the action items will be continued to the March meeting and adjusted because J. Goldson will be working on the agreements with Town Counsel.

Financial Update – State Reimbursement

Member K. French spoke about the arrangements with the previous Treasurer, Mo Franco, to go over the financials for the CPA funds.

Status of Projects – Jennifer Goldson

J. Goldson reviewed the Status of Active CPA Funded Projects. There was discussion on the Cemetery Signs. It was noted that six signs remain to be installed and the project is planned to be completed by the end of the fiscal year. There was discussion on the Shoe Shop Place and it was noted that the project is at the construction drawing phase and will be presented to the Zoning Board. The project has approval pending with DHCD. There was discussion on the Soule Homestead. J. Goldson reported that the applicant is getting quotes on the chimney work. There was discussion on the Green School project. J. Goldson noted that some progress has been made on the project and it will continue once the weather improves.

New Business

Warrant Articles

Chairman J. Lopes spoke about putting placeholders on the upcoming Annual Town Meeting Warrant with the details of the articles to follow. There was reference to the email sent by J. Ruthwicz regarding the housing authority window project in the amount of \$25,000.

Motion: To approve putting a placeholder article on the Annual Town Meeting Warrant for the Middleboro Housing Authority windows project.

BY: T. Eayrs SECONDED BY: J. Miller VOTE: All are in favor.

Chairman J. Lopes spoke briefly about and upcoming Step One application being worked on by both the Park Department and the Town Manager for a Sports Complex feasibility study.

Chairman J. Lopes spoke about a placeholder for the Oliver Estates. She reviewed the logistics of funding and the owner's unwillingness to extend the Purchase & Sale agreement beyond July 31, 2015. Chairman J. Lopes noted that a Request for Interest will be put out to see what businesses would be interested in using the property and what their proposal would be. The estimate for the warrant article is \$225,000.

Motion: To approve putting a placeholder article on the Annual Town Meeting Warrant for the Oliver Estate purchase.

BY: T. Eayrs SECONDED BY: K. French VOTE: All are in favor.

South Middleboro Protective Association

Chairman J. Lopes spoke briefly about the South Middleboro School and the quotes they are working on for Step One application for the Fall Town Meeting.

Middleboro Housing Needs Assessment

J. Goldson presented to the Committee a presentation of the Middleboro Housing Needs. She reviewed the nature of housing needs, the current population assessment, income & housing costs and the affordable housing needs in the Town.

Invoices

J. Goldson Invoice – There was an invoice presented for work done by J. Goldson in the amounts of \$333.00 (December) and \$1,267.65 (January).

Motion: To approve to the invoices presented from J. Goldson in the amounts of \$333.00 and \$1,267.65.

BY: T. Eayrs SECONDED BY: D. Thomas VOTE: All are in favor.

Community Coalition Dues – There was an invoice presented for the yearly dues for the Community Coalition in the amount of \$875.00.

Motion: To approve to the invoice presented from J. Goldson in the amount of \$1,889.69.

BY: T. Eayrs SECONDED BY: J. Miller VOTE: All are in favor.

Secretarial Services – There was a bill presented in the amount of \$96.84 for secretarial services.

Motion: To approve to the invoice presented in the amount of \$96.84.

BY: T. Eayrs SECONDED BY: M. Belanger VOTE: All are in favor.

Green School, Gamache Bills – There are two bills presented from Al Gamache for work done on the Green School. They are for \$10,000 each. There was discussion on approving the bills contingent on the approval of Wayne Perkins who is the Chairman of the Green School Committee.

Motion: To approve the two bills in the amount of \$10,000 each for Al Gamache, Contractor and contingent upon the approval of Wayne Perkins, Green School Committee Chairman.

BY: T. Eayrs SECONDED BY: D. Thomas VOTE: All are in favor.

Action Items for Next Meeting

1. J. Goldson to work on grant agreements with Town Counsel
2. Jane to ask Town Counsel about a public access easement for the Organ Project.
3. Jane/J. Goldson to work together on the questions that have to be answered for the application that is closing on the building of Shoe Shop Place.
4. J. Ruthwicz to work on getting the Soule Homestead Grant Agreement put together and give to Janet to sign.
5. K. French to work with M. Franco on CPA financials.

The next regular meeting was scheduled for Thursday, March 12, 2015 at 7:00 PM.

MOTION: To adjourn the regular session meeting of the Community Preservation Committee.

BY: T. Eayrs SECONDED BY: D. Thomas VOTE: All are in favor.

The meeting was adjourned at 8:52 PM

Respectfully Submitted:

Colleen M. Lieb, Recording Secretary

List of Documents And Other Exhibits Used By The Body At The Meeting

1. Minutes from the December 11, 2014 Meeting
2. J. Goldson's Status of Active, CPA Funded Projects dated 12/11/2014
3. Bills
4. Housing Needs Assessment Slideshow