

MINUTES
COMMUNITY PRESERVATION COMMITTEE
Thursday July 9, 2015

Members present: Jane Lopes, David Thomas, Josephine Ruthwicz, Janet Miller, Ted Eayrs Mark Belanger, Peter Reynolds, Laura Stevens
Members absent: Kimberly French
Also attending: Kim Stanfield, Joshua Quackenbush, Patricia Cassady

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

The Minutes of the May 14, 2015 meeting were reviewed.

MOTION: To approve the May 14, 2015 minutes.

BY: Ted Eayrs SECOND BY: David Thomas VOTE: 8-0-0

The Minutes of the June 22, 2015 meeting were reviewed.

MOTION: To approve the June 22, 2015 minutes.

BY: Ted Eayrs SECOND BY: David Thomas VOTE: 8-0-0

Old Business:

Review of Action Items from 5/22/15 - 1) Town Counsel is on vacation; Jane will talk to him again about the public access easement for the Organ Project 2) per Jo's discussions with the Town Manager, no interdepartmental transfers can be made in the FY15 budget without town meeting approval.

Financial Update - As Ms. French was unavailable, Ms. Ruthwicz gave a financial update. The Town Clerk has sent the CPC the certified budget and project votes from the Annual Town Meeting for our FY16 budget and appropriated projects. The anticipated FY16 revenue is \$229,000. If we receive that amount, we will have only \$245,000 remaining for FY16 projects.

Project Updates - Robbins Museum - The Chair recused herself as she is a museum member; as Vice Chair, Ms. Miller oversaw this discussion. The museum is requesting guidance on what is considered "period correct windows". As no museum member working on the project was in attendance, it was felt that our consultant and Mr. Eayrs should meet with them to review the Secretary's Standards. Ms. Goldson will not be available until July 20th.

MOTION: To authorize Mr. Eayrs and Ms. Goldson to meet with the Robbins Museum representatives after 7/20/15 to review the Secretary of the Interior's Standards and make recommendations as to appropriate product choices.

Motion: M. Belanger Seconded: D. Thomas Voted: 7-0-1

Ms. Lopes Abstained

Shoe Shop Place - Ms. Ruthwicz informed the committee that we have received the fully executed grant agreement from Shoe Shop Place. She also informed them that Mr. Harrison will be leaving the Neighborhood Corp and at this time we can contact Attorney Mervis for any project information. They expect to close on the sale of the property by the end of July. An office trailer has been placed on site and some contractors have been clearing the parking lot.

New Business

South Middleborough School - Kim Stanfield presented the application for the South Middleborough Protective Association (SMPA) for the purpose of Restore/Rehabilitate the school under the Historic category. SMPA is requesting CPC funds of \$223,500 with a total project cost of \$251,824.53. This two room school house was built in 1882. The entire interior needs to be renovated and made ADA accessible. Since 2005 SMPA has spent over \$28,000 on renovations and upgrades to the building. CPC members made them aware that there is insufficient CPC funds to complete the entire project at this time, but they can submit CPC applications for multiple phases. They were also reminded that the work must comply with the

Secretary of the Interiors Standards and such things as fiberglass windows would not be eligible. Other components that would not qualify were the septic system and the asphalt driveway.

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Several other suggestions were: 1) to apply for other grant funds such as Mass Historic Commission grants, 2) submit CPC applications in phases such as exterior work first and the next would be to stable the floors, 3) revise the Step 1 application so it will be less CPC funds. Other concerns were the SMPA's financial ability to sustain the maintenance of the property. Ms. Stanfield felt they have identified interests in reuse of the school such as the neighboring church's "Clothing Cupboard", rental as a function hall, use for classes, fairs and/or a marketplace - she was asked to identify these interests in the Step 2 application. SMPA is interested in having the project to be placed on the fall town meeting agenda and hopes to be able to submit a revised application for the August or September CPC meeting.

Motion: To approve the Step 1 South Middleborough School application as eligible under the category of Historic Preservation with the CPA purpose of Restore/Rehabilitate and for the applicant to submit a Step 2 application taking into consideration the CPC's FY16 financial limitations, suggestions made by the committee and to ensure compliance with the Secretary's Standards.

Motion: T. Eayrs

Seconded: D. Thomas

Voted: 7-1-0

Mr. Belanger voted Nay

Weston Forest Disc Golf Course - Joshua Quackenbush presented the application on behalf of the Middleboro-Lakeville Disc Golf Club. The Club is requesting \$5,500 for the purpose of Create under the Open Space / Recreation category. Including volunteer labor, the total project cost is approximately \$33,000. The project has been approved by both the Weston Forest Committee and the Recreation Department. The Club plans to install a 21 hole course by clearing the underbrush only, installing baskets, tee pads and signage. Financial stability and maintenance will be from fees paid by teams and leagues; Middleboro residents will have free use of the course. This will be a challenging course and it is hoped that it will attract professional disc golf players. Concerns were raised regarding whether there was sufficient parking- Mr. Quackenbush said the Weston Forest Committee is addressing that and he will submit more info for Step 2. Another concern was impact to walking and horse trails-it was felt that there is enough acreage in the Forest to support these activities. Mr. Quackenbush said he hopes to have the Step 2 application to the committee for the August meeting and to have the project placed on the fall town meeting agenda

Motion: To approve the Step 1 Weston Forest Disc Golf Course as eligible under the Open Space / Recreation category with the CPA purpose of Create and for the applicant to submit a Step 2 application.

Motion: Ted Eayrs

Seconded: D. Thomas

Voted: 8-0-0

Nemasket Apartment Windows - Ms. Ruthwicz presented the application for the Housing Authority. The project is for continued support of the preservation of this elderly low income housing development. This CPA request is for \$25,000 with a total project cost of \$74,680 under the Community Housing category. This project will preserve twelve additional units located at 9 Hale Avenue and 21 Maddigan Way. MHA was awarded over \$400,000 in May to install new windows, doors, insulation and siding at other apartments at this development. These funds were awarded to MHA due in part to our continued effort to secure additional funding sources such as CPA for capital improvements.

Motion: To approve the Step 1 Nemasket Apartment application as eligible under the category of Community Housing with the CPA purpose of Preserve and Support and to proceed to Step 2

Motion: Ted Eayrs

Seconded: D. Thomas

Voted: 6-0-1

Ms. Ruthwicz abstained

Invoices

**EXECUTIVE SESSION MINUTES
COMMUNITY PRESERVATION COMMITTEE
Thursday July 9, 2015**

Members present: Jane Lopes, David Thomas, Josephine Ruthwicz, Janet Miller, Ted Eayrs Mark Belanger, Peter Reynolds, Laura Stevens
Members absent: Kimberly French
Also attending: Patricia Cassady

The committee entered into Executive Session at 8:35 pm in order to consider the purchase, exchange, lease or value of real property and that an open meeting may have a detrimental effect on the negotiating position, and not return to open session.

By Roll Call Vote:

Ms. Ruthwicz Aye Mr. Belanger Aye Mr. Thomas Aye Mr. Eayrs- Aye
Ms. Lopes Aye Ms. Miller Aye Ms. Stevens Aye Mr. Reynolds- Aye

New Business

Thrush Hollow Retreat Lot Project- Conservation Agent Patricia Cassady presented this application and had requested it be discussed in Executive Session as it has been at the Conservation Commission meetings. The project is being submitted under Categories Historic Preservation and Open Space with CPA Purposes of Acquire and Preserve. At this time the price to acquire the property has not been determined but is anticipated to be approximately \$65,000-\$80,000. The property abuts the Town's Pratt Farm. It is a 7.88 acre retreat lot that is being proposed as a part of the Thrush Hollow cul-de-sac off Wood Street. The property is forested with existing walking trails from the Pratt Farm. The property also holds archeologically significant sites and will protect the water quality of the East Main Street wells and a cold water fishery. The Conservation Commission holds the deed to a property off Erica Avenue and plans to propose an exchange of these properties with the Thrush Hollow developer. An appraisal of the Erica Avenue property is in process and will be available for the next CPA meeting.

ConComm will negotiate a sale price determined from the difference between the two appraisals. It was requested that discussions on this remain in executive session until the final sale price is negotiated. Town Meeting will also have to vote to take the Erica Avenue land off Conservation permanent protection as part of the exchange. It is hoped that this project will be placed on the fall town meeting agenda. Ms. Cassady said she be ready with the Step 2 application for the August meeting.

Motion: To approve the Step 1 Thrush Hollow Retreat Lot Project as eligible under the Open Space and Historic Preservation categories with the CPA purpose of Acquire and Preserve and for the applicant to submit a Step 2 application.

Motion: Ted Eayrs Seconded: J. Miller Voted: 8-0-0

The meeting was adjourned at 8:45 PM

Respectfully Submitted:

Josephine A Ruthwicz, Secretary

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

1. Step 1 application: Thrush Hollow