

Historical Museum- Climate Control Project – There was much discussion concerning this application. Members were in favor of preserving the buildings and artifacts but questioned whether this was the best way to solve the problems. It was felt that since CPA was the major funding source (73%), that if the project was not done properly that it could make the situation

worse. Additionally, no cost analysis was submitted for project costs to heat/cool the buildings. Discussion was held with the Ms. McNair, the Museum President, to consider amending the application for phases for CPA funds. The first phase could be to conduct a needs assessment, structural analysis, and/or engineering plans rather than installing climate controls at this time. Future phases would be the implementation of the planning phase. Since the committee does not anticipate approving projects for the town meeting warrant until January 2013, it was felt there was sufficient time to amend this application to a planning app and then based on those results, to submit an implementation app. Ms. McNair stressed that it was imperative to have the museum open more often in order to apply for other grants. She was also informed that a Massachusetts Historic Commission grant is due in February 2013 which also includes a planning component- since the MHC is a 50/50 grant application, that could be partnered with the CPA grant.

Historic Pipe Organ Preservation – Mr. Eayrs expressed reservations with awarding public funds to a religious organization and did not feel that CPA should encourage applications from churches. Mr. Belanger stated that CPA can give funds to churches and many communities have. The organ is used for public, local and regional music concerts and not only for religious services. It is anticipated that this project will be a controversial at town meeting for several reasons, including: separation of church & state; possible limited impact to the town; and questioning whether public funds should be used for interior building work since it is not easily accessible to the general public. The CPA committee requested the secretary contact the applicant for documentation in the following areas: 1) how the project serves a public good 2) support letters from other members of the community, not mainly church members 3) how often is the organ used for public functions and 4) support from the public for use of town funds for this project

Nemasket Apts -Window Project – This affordable housing project will preserve the existing low income elderly housing and give a facelift to Park Street. The \$20,000 CPA portion is 7% of the total project budget. The remaining funds will come from a Community Development Block Grant to repair the street and sidewalks and Middleborough Housing Authority funds for insulation and façade improvements.

Shoe Shop Place – By renovating an old mill, this housing project accomplishes many of the CPA objectives. Even so, the requested CPA funds (\$40,000) amounts to only 0.47% of the total project cost (\$8,435,368) It was explained that for their DHCD grant application they are required to show local financial commitment to the project and the town felt. Members questioned whether the applicant could make an donation to the Community Development Office or another local public housing assistance organization as a requirement of receiving this CPA grant. Also questioned was whether the project could be completed in a timely manner since all funding for the project is not yet in place. The Committee would want to have language in any award for this project to be contingent only on total funding since until total funding is secured the applicant does not have control of the property.

Report of the Bridgewater CPC – Mr. Belanger recently attended the Bridgewater CPC meeting and found it very informative. He would like to attend meetings of other local CPC's and possibly have a regional meeting to learn what and how area communities are implementing CPA in their town.

Financial Appointments – Now that we have projects, someone will need to keep track of the expenditure of funds, CPA balances in each category and submittal of invoices to the town accountant. The town accountant requires the written approval by an authorized signer for each invoice submitted and/or an extract of the meeting minutes approving the invoice.

Motion: To appoint Maureen Franco as the CPA Treasurer

By Ted Eayrs

Seconded by David Thomas

VOTE: 7-0-0

Motion: To appoint the Chairman as the authorized CPA member to approve CPA invoices.

By Ted Eayrs

Seconded by David Thomas

VOTE: 7-0-0

ACTION ITEMS:

1. Jo to submit invoice to town Accountant
2. Preservation restrictions- members to review and send questions to subcommittee – place on Dec agenda
3. Jo to work with Mark to establish a grant agreement file
4. Mike to work on CP Plan updates
5. Jo to email the organ applicant to submit more paperwork supporting app

The next CPA meeting was scheduled for Thursday December 13, 2012.

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

By Ted Eays

Seconded by David Thomas

VOTE: 6-0-0

The meeting was adjourned at 8:37 PM

Respectfully Submitted:

Josephine A Ruthwicz, Clerk

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

1. October 11, 2012 meeting minutes
2. Step 2 application – Historical Museum- Climate Control Project
3. Step 2 application - Historic Pipe Organ Preservation
4. Step 2 application – Nemasket Apts -Window Project
5. Step 2 application – Shoe Shop Place - Housing