

MINUTES
COMMUNITY PRESERVATION COMMITTEE
Regular Meeting of Thursday December 13, 2012

Present: Jane Lopes, Maureen Franco, Mark Belanger, Josephine Ruthwicz, Michael Maddigan, Ted Eays, David Maddigan, David Thomas, Janet Miller
Absent: None
Others: Caroline LaCroix, Rich Young

The Chairman called the meeting to order at 7:00 pm in the Community Room at 8 Benton Street. This meeting was recorded by cable television

Appointment - The Committee was informed that Lauren Bell, the statutory member from the Conservation Commission has resigned from CPA due to conflicts. The Conservation Commission has appointed Janet Miller to fill the vacancy. Ms Miller was introduced to all members. Ms. Miller informed the committee that she has been sworn in by the Town Clerk.

Minutes

The minutes of the November 8, 2012 meeting were reviewed

Motion: To approve the November 8, 2012 minutes, as amended

By Ted Eays

Seconded by Dave Thomas

VOTE: 7-0-2

Maureen Franco and Janet Miller abstained as they were not in attendance.

Old Business

Review of Action Items – 1. Jo submitted the Coalition invoice to the Town Accountant's office
2. Preservation restrictions from other towns were reviewed by members to be discussed at tonight's meeting
3. Mark to work with Jo to establish a grant agreement file
4. Mike updated the CP Plan and emailed for all to review at tonight's meeting.
5. Jo emailed the organ applicant requesting more documentation.

Procedures to Implement Projects – Members reviewed preservation restrictions from other towns. It was felt that deed restriction should be on all capital grant projects in order to ensure compliance and protect public funds. Smaller projects should have something simpler than a deed recording. On other projects, such as a study, it would not be feasible to place a deed restriction but we should consider some type of protection such as a Memorandum of Understanding included with the award letter. It was felt that before the final payment is made to grantees that some form of preservation restriction must be signed. Mark will check with the Coalition on MOU's and preservation restrictions.

Updates to CPA Plan & Application – Mike Maddigan did substantial work updating the CP Plan and the application to include all the new state requirements. After some discussion, he will delete the newly added "as amended" sections of the plan

Motion: To approve the November 8, 2012 minutes, as amended

By David Maddigan

Seconded by Ted Eays

VOTE: 8-0-1

Janet Miller abstained

Review of Step 2 Applications – After some discussion it was decided to try to make final decisions on some of the projects tonight. and two may be problematic

Nemasket Window Project - It was felt that this application was straight forward and was an eligible project that can be completed in the time frame submitted.

Motion: To recommend favorable action at the spring town meeting on the Nemasket Window Project in the CPA Category of Community Housing

By Ted Eays

Seconded by Dave Thomas

VOTE: 7-0-2

Josephine Ruthwicz and Janet Miller abstained

Shoe Shop Place- It was felt that this project will rehabilitate an eyesore in the downtown area. Concerns were raised as to whether the project can be completed in a timely manner, what happens if they do not receive the CDBG grant and if they do not purchase the property. Also questions were raised as to the need for such a small percentage of funds from CPA. Ms. Ruthwicz explained that the CPA funds demonstrate the town's commitment to the project and prior CDBG grant applications were not awarded for this specific reason

Motion: To recommend favorable action at the spring town meeting on the Shoe Shop Place Project in the CPA Categories of Historic Preservation and Community Housing

By David Maddigan

Seconded by Michael Maddigan

VOTE: 7-1-1

voted nay and Janet Miller abstained

Historic Pipe Organ Preservation – Much discussion ensued concerning this project. The Church was asked to submit additional information, but Mr. Stevens was unable to attend tonight's meeting due to a prior commitment. Mr. Young questioned whether any other objects inside a church had been awarded CPA funds statewide - he is concerned that public funds would be used for a project that does not have public access. Ms. Franco wanted to know if residents felt this was a priority. Since all projects must meet the vision as stated in the CP Plan, does the project meet a compelling community need. It was generally felt that for a project to be eligible it is not required that the entire community must appreciate it. Some members felt that this project is eligible because it is an historic organ and this is a unique situation and that it does not differ from the museum project that will preserve items inside those buildings. Ms. LaCroix felt that Middleborough should vote on the merits of each individual project presented to our CPC rather than basing a decision on what another community has or has not done up to this date. Each town has different priorities that define their community. The committee decided to postpone voting. The church will be asked to present more information at the January meeting.

Historical Museum- Climate Control Project – There was much discussion again concerning this application. Mr. Belanger felt that the climate controls will accomplish what is needed to preserve the artifacts. Others felt that we don't know if it will therefore an engineering study should be completed which could be funded by CPA. The buildings are 1820 mill buildings that are in the historic district. Due to their age and conditions an architect and/or an engineer really are needed to ensure that the project as submitted is appropriate. Also questioned was whether vinyl replacement windows would be allowed under the historic preservation category. It was felt that more information is needed. Ms. Ruthwicz had contacted the museum with the names of architects and engineers that have worked with her on historic projects in the past. The museum will be notified that we would like more information for the January meeting in order to proceed with implementation of this project. Specifically, the committee feels the museum should: 1) consult a professional to discuss their needs and the proposed project; 2) get an estimate from the consultant for their fee; 3) revise the present application for a study phase/consultant's fee which will be submitted at spring town meeting; 4) upon completion of the study, the report should identify one or more phases for implementation; 5) depending on the cost, the museum should then submit an application for fall town meeting to implement one or more of the phases as identified in the consultant's report.

New Business

Ja-Mar Turkey farm archaeological site –An application may be coming to the CPC for funds to acquire this property in the historic and open space categories. It is anticipated to be a sizable request. Ms. Lopes reported that this site is one of the most significant archeological sites in New England. Several other organizations may be willing to assist in acquiring the property.

Report of the Plympton CPC – Mr. Belanger recently attended the Plympton CPC meeting. The Soule Homestead is in both Middleborough and Plympton and they may be interested in doing a joint application to both towns. He also mentioned that in Bridgewater the town Planner is also

also has a different CPC member as the point person for each project. That person works closely with the grantee to ensure compliance, meeting implementation schedules and proper payment procedures. He has found it very informative and beneficial meeting with other CPC's. He requested that at the next meeting we discuss using admin funds to hire a clerk to take minutes

ACTION ITEMS:

1. Jo to forward financial forms & templates to MO
2. Mo to review account balances and procedure with town accountant
3. Mark to add new member to website info
4. Mark to talk with Coalition re: preservation restrictions, grant restrictions &/or MOU with grant award letter
5. Mark to talk with Coalition re: requirements for public hearings
6. Mark to talk with Coalition re: funding for projects similar to organ project
7. Ted to talk with town counsel re: preservation restrictions
8. Jo to work with Mark to establish a grant agreement file
9. Mike to make further revisions to CP Plan ie delete the new sections on “maintenance”
10. Jo to email a reminder to the 2 grantees of Jan report requirement
11. Jo to notify Shoe Shop Place & Nemasket window projects that projects will be on spring town meeting agenda
12. Jo to inform Shoe Shop Place of funding time limits for project implementation
13. Jane to ask organ project to submit more info for Jan meeting
14. Jo to notify museum to submit more info for Jan meeting

The next CPA meeting was scheduled for Thursday January 10, 2013.

MOTION: To adjourn the regular session meeting of the Community Preservation Committee.
By Ted Eayrs Seconded by David Thomas VOTE: 9-0-0

The meeting was adjourned at 8:47 PM

Respectfully Submitted:

Josephine A Ruthwicz, Clerk

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

1. December 13, 2012 meeting minutes
2. draft of revised CPA Plan
3. Step 2 application – Historical Museum- Climate Control Project
4. Step 2 application - Historic Pipe Organ Preservation
5. Step 2 application – Nemasket Apts -Window Project
6. Step 2 application – Shoe Shop Place - Housing