MINUTES COMMUNITY PRESERVATION COMMITTEE Regular Meeting of Thursday January 10, 2013

Present: Jane Lopes, Maureen Franco, , Josephine Ruthwicz, Ted Eayrs, David Maddigan,

David Thomas, Janet Miller, Mark Belanger arrived at 7:20pm

Absent: Michael Maddigan

Others: Jeff Stevens, Cynthia McNair, Lincoln Andrews, Neil Rosenthal

The Chairman called the meeting to order at 7:05 pm in the Community Room at 8 Benton Street. This meeting was recorded by cable television

Minutes

The minutes of the December 13, 2012 meeting were reviewed

Motion: To approve the December 13, 2012 minutes

By Ted Eayrs Seconded by Dave Thomas VOTE: 7-0-0

Old Business

<u>Historic Pipe Organ Preservation</u> – As requested, Mr. Stevens presented more documentation of local and regional support for this project and of concerts that are open to the public. He also informed the CPC that they have received a \$1,000 donation to preserve the organ therefore they would be amending the application to request \$5,000 rather than \$6,000. Mr. Eayrs still has concerns with the "Establishment Clause" of the US Constitution and the use of public funds inside a church. Ms. Franco also expressed concerns of whether it was in the best interest of the town and the fact that 50% of funding was from CPA- she felt that if it was lower say \$1,000 request she may be more apt to support it. Mr. Thomas felt that since the project meets the requirements for at least one of the categories that it should be forwarded to town meeting to make the final decision on funding. Lincoln Andrews read a statement explaining his feeling that public funds should not be used for a church project. He also felt it was hypocritical of Mr. Stevens to request these public funds since he has been very vocal in the past few years against any religious displays on public property, such as the crèche on the town hall lawn and the brick cross on Rt 28. Ms. McNair stated that this process should be about the artifact and not about personalities. Mr. Rosenthal said that he has researched the establishment clause extensively and believes that churches can not be excluded from these types of programs. He feels that we should go forward and send this project to town meeting.

MOTION: To recommend favorable action at the spring town meeting in the amount of \$5,000 for the Preservation of the Historic Pipe Organ in the CPA Category of Historic Preservation By David Maddigan

Seconded by Dave Thomas

NO VOTE

MOTION: To amend the motion to require a preservation restriction be placed on the organ.

By Ted Eayrs Seconded by Janet Miller VOTE: 8-0-1

Mark Belanger abstained

Lincoln Andrews requested that an access restriction also be placed on the organ. It was determined that restrictions can and will be placed on grantees but the sub-committee has not yet completed its work on this.

MOTION: To amend the motion to reduce funding for the project to \$3,000.

By Ted Eayrs Seconded by Maureen Franco VOTE: 2-6-1

Mark Belanger abstained

MOTION: To recommend favorable action at the spring town meeting in the amount of \$5,000 for the Preservation of the Historic Pipe Organ in the CPA Category of Historic Preservation and that a preservation restriction be placed on the organ

By David Maddigan Seconded by Dave Thomas 7-0-1

Mark Belanger abstained

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Historical Museum- Climate Control Project – This is the third month that we are reviewing this proposal. As requested, Ms. McNair submitted a planning proposal in the amount of \$3,500 from TBA Architects, a historic architectural firm. This proposal will replace the original Step 2 project implementation proposal. TBA's proposal includes reviewing the exiting conditions of the buildings, determine their condition and suitability for renovations and to prepare a scope of work and construction cost estimate. Mr. Belanger stated he feels we should go forward with the museum's original proposal and not micro-manage applicants. Ms. Ruthwicz disclosed that she has worked with this firm in the past and gave Ms. McNair their contact information after the November meeting. If approved at town meeting, the museum should come back with a CPC application for fall town meeting which will include recommendations based on the study. MOTION: To recommend favorable action at the spring town meeting for a Planning Study at the Middleborough Historical Museum in the amount of \$3,500 in the CPA Category of Historic Preservation and that a preservation restriction be placed on the organ

By Ted Eayrs Seconded by David Maddigan 7-1-0

Mark Belanger voted Nay

New Business

<u>Clerk Position</u>—It was felt that it is time to hire a CPC secretary/clerk to take minutes and communicate with applicants and grantees. This person may also be the point person for all grantees. Mr. Belanger would like to talk with neighboring communities to see how they handle this and the pros and cons of hiring a clerk or a planner.

Discussion ensued regarding proper procedures, salary rates and who may be interested. Ms. Ruthwicz will contact the Town Manager's office to get the contact information for clerks of other boards and commissions.

MOTION: To contact clerks fo other town boards and ask them to submit a letter of interest for a clerical position with the CPC

By Ted Eayrs Seconded by Janet Miller 8-0-0

<u>Information Request</u> – Mr. Belanger mentioned that at the December meeting Mr. Young had requested research into other CPC funded projects inside a church. Mr. Belanger compiled a list of these projects. He requested permission to send this list to Mr. Young-the committee agreed. <u>Bridgewater CPC</u>- Mr. belanger will be meeting with the Planner from the Bridgewater CPC Wednesday at noon to learn more about how the Bridgewater CPC is operating. All members are welcome to attend.

Review of December Action Items —Mo has received the financial forms from Jo and has scheduled a meeting next week with the town accountant to discuss balances and procedures. Mark discussed preservation restriction requirements with the Coalition —we can do what ever we feel is fair and should be flexible to fit the project. As to the public hearing requirement—we do not have to have a public hearing every time the statute is revised, but we must hold a public hearing annually. Ted talked with town counsel who said that anytime public funding is authorized a date specific should be included in every grant award letter or Notice to Proceed. We received the monthly progress reports from the grantees—both projects are proceeding at their projected timeline. Jo notified the 2 projects approved at last month's meeting that they will need to make a presentation at town meeting. Jo also informed Shoe Shop Place of funding time limits. Jo informed both the organ and museum projects that more info is requested for Jan. meeting.

ACTION ITEMS:

- 1. Jo to prepare the four articles to be submitted to spring town meeting
- 2. Jane to review Articles prior to submittal

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- 3. Schedule March CPA meeting as a public hearing for review of the updated CP Plan and ATM proposed projects
- 4. Jo to notify all grantees that the March meeting will discuss their projects
- 5. Jo to email Town Manager's office to obtain salary rate for clerical position
- 6. Jo to contact other board's recording secretaries to submit letter of interest
- 7. Mo to meet with town accountant
- 8. Jo to work with Mark to establish a grant agreement file
- 9. members can meet with Bridgewater CPC 1/16/13 noon at Barrett's
- 10. Mark to send Rich Young response to his questions re: what CPA funded projects have been inside a church
- 11. preservation restriction sub-committee to meet to discuss requirements
- 12. Jo to email a reminder to the 2 grantees of Feb report requirement
- 13. Jo to contact Shoe Shop Place requesting anticipated date for DHCD grant notification

The next CPA meeting was scheduled for Thursday February 14, 2013.

MOTION: To adjourn By Ted Eayrs	the regular session meeting of the Community Seconded by David Maddigan	ty Preservation Committee. VOTE: 8-0-0
The meeting was adjou	urned at 8:55 PM	
Respectfully Submitte	d:	
Josephine A Ruthwicz	, Clerk	

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

- 1. December 13, 2012 meeting minutes
- 2. Step 2 application as amended Historical Museum study
- 3. Step 2 application as amended Historic Pipe Organ Preservation