

MINUTES
COMMUNITY PRESERATION COMMITTEE
Regular Meeting of Thursday, August 22, 2013

Present: Jane Lopes, Ted Eayers, Josephine Ruthwicz, Michael Maddigan, Dave Thomas and Janet Miller
Absent: Mark Belanger and Maureen Franco
Others: Colleen Lieb – Recording Secretary, Allison Ferreria – Town Clerk and Trisha Cassidy – Conservation Commission Agent

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

MINUTES

The minutes of the July 11, 2013 meeting were reviewed. There is one change noted.

Motion: To approve the July 11, 2013 minutes as amended,

By Ted Eayers

Seconded by D. Thomas

VOTE: 6-0-0

The minutes of the May 29, 2013 meeting were reviewed. There are no changes

Motion: To approve the May 29, 2013 minutes as presented,

By Ted Eayers

Seconded by D. Thomas

VOTE: 6-0-0

OLD BUSINESS

FY '14 Applications - Discussion

Lion's Head Project – Conservation Commission

Trisha Cassidy is present for the discussion. The first application reviewed is for Lion's Head, which is located in the northern part of Town. There is reference to the map and color pictures in the application for a look at the property. Trisha speaks about the protection of the river and overviews the summary of the project for the Committee. It is noted that there are letters of support from National Heritage and MassHistorical. It is also noted that this funding for the article to be presented at the Special Town Meeting will be contingent on a Land Grant. The request being presented to the Community Preservation Committee for review is in the amount of \$156,600 and it is hoped that the land will be purchased by the end of the fiscal year.

Chairman Lopes asks who will oversee the property. Trisha explains that the Conservation Commission along with the Wildlands Trust will monitor the property. There will be a Conservation Restriction on the property as to what the land can be used for. Trisha notes that there is current Forestry Management Plan. It is explained that if the CPC doesn't approve the application the other funding will not be provided and the project will stop.

The members present agree to review the application and take action on the application at the September meeting. It is agreed that an article can be put on the warrant for this application.

Motion: To put an article on the Special Town Meeting Warrant for the Lion Head application.

By Ted Eayers

Seconded by D. Thomas

VOTE: 6-0-0

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Historical Museum – Climate Controls

Cynthia McNair is present for the discussion. Cynthia speaks to the Committee about the study that was done on the building. She notes that it was similar to the initial proposals in terms of the climate control requirements.

Ted Eayers asks about the replacement windows. Cynthia explains that she did ask for comment on the windows but finds that there is little detail in the proposal that references the windows. The Committee discusses the historical value of keeping and repairing the existing windows instead of replacing them with vinyl windows. It is noted that the current wood windows are falling apart. Ted Eayers speaks about the historic integrity of the structure and the importance of keeping and repairing the existing windows. Cynthia speaks to the Committee about the large cost involved with repairing instead of replacing.

Ted Eayers states that he is reluctant to allow CPA funds to be used toward replacement windows when the historical intent is for the original wood windows to stay in place and be repaired. Ted states that the Committee would be more receptive to a recommendation to repair the existing wood windows instead of replacing them with vinyl. Chairman Jane Lopes confirms that the Committee could justify the entire expense of the repair if it means keeping the historic intent of the building.

Motion: To put an article on the Special Town Meeting Warrant for the Climate Control and windows for the Historical Museum application.

By Ted Eayers

Seconded by D. Thomas

VOTE: 6-0-0

Soule Homestead – Exterior Restoration of Barn, Farmhouse & Woodshed

This application has been put on hold.

Town – Department Records Filing & Climate Control

Allison Ferreria, Town Clerk, is present for the discussion. Allison presents to the Community Preservation Committee the Step Two Application for the Department Records, Filing & Climate Control. The total cost for this part of the project is projected at \$68,509. Allison updates the Committee on the auditing that was done on the records and the recommendations for destruction.

Chairman Jane Lopes speaks about how the CPC would like to see other funding for this project. There is discussion on the possibility of contacting the Peirce Trustees or possible grant funding to help cover the costs. Ted Eayers notes that this is a very important thing to be done to preserve the Town's Records but it will be easier to have Town support if there are other funds being contributed. There is reference to the support of the Town Manager for this continued project and both Barbara Erikson, Assessor and Lance Benjamino, Fire Chief, are present in support of the project. Chairman Lopes asks about the possibility of finding funding for half of the project proposed in Step 2. It is noted that the School Department will be looking to preserve their records also and they might be able to contribute to this project.

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Motion: To put an article on the Special Town Meeting Warrant for the Preservation of Records in the amount of \$68,509.

By Ted Eayers

Seconded by D. Thomas

VOTE: 6-0-0

NEW BUSINESS

Oliver Estate - Update

Chairman Jane Lopes speaks to the Committee about the dire situation over at the Oliver Estates house. It is explained that the house and property are currently on the market but there is no interested buyer at the moment. There is discussion on the significance of this home and the property to the Town's rich history. It is noted that there subdivision plans for the property were presented several years ago and they did not do justice to the historic property.

Chairman Jane Lopes recaps her discussion with Fletcher Harper the current owner of the property and her proposal to have him apply for CPA funds and that the Committee would consider the application. It is noted the funding would be for a study assessment and inventory of the house with its historic elements. They would also estimate the potential value of the proposed restrictions to be put on the property, such as a preservation restriction and conservation restriction.

Ted Eayers asks that the application be presented through the Historical Commission so that the Town is represented and can utilize the information to facilitate the restrictions that will best preserve the land and the home. It is agreed that if the owner applies for the funds, the Town will loose out. It will be better if the application and the assessment are coordinated by the Town.

Motion: To put an article on the Special Town Meeting Warrant for the assessment of the Oliver House property in the amount of \$10,000.

By Ted Eayers

Seconded by D. Thomas

VOTE: 6-0-0

ACTION ITEMS

1. **Jo to send copy of Dartmouth's grant agreement to all members - done**
2. **Ted to talk with town counsel re grant agreement – to be brought back at the next meeting.**
3. **Jo to prepare the 4 grant agreements upon approval by Dan – to be carried over to the next meeting.**
4. **Award notices to go out with grant agreements – to be carried over to the next meeting.**
5. **Mark to check with Ethics Commission re: Soule Homestead relationship – It is noted that Jane will not act on anything regarding the Soule Homestead because there is a conflict with her being on the Board of Directors.**

Financial Report

Chairman Jane Lopes asks if there is a report to present. It is noted that Mo did talk to Stuart, so a report will be presented at the next meeting.

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Open Space Plan Committee - Update

Ted Eayers notes that a survey was sent out and the results were tabulated, however, he has not yet seen the results to report on them. This will be brought back to the next meeting.

Bill for Secretary Services

Motion: To approve the May/June bill in the amount of \$80.70,

By Ted Eayers

Seconded by D. Thomas

VOTE: 6-0-0

Adjournment

The next regular meeting is scheduled for Thursday, September 12, 2013 at 7:00 PM.

MOTION: To adjourn the regular sessions meeting of the Community Preservation Committee at 9:00 PM.

By Dave Thomas

Seconded by Jo Ruthowicz

Vote: 6-0-0

Respectfully Submitted by,

Colleen Lieb, Recording Secretary

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

1. July 11, 2013 and May 29, 2013 minutes
2. Draft warrant articles
- 3.