

Community Preservation Committee

JAN 14 19 10:54AM

MINUTES of meeting Wednesday, December 12, 2018

Members Present: Michael McGrath; John Wilkes; Amy Hahn; Peter Cocks; Bob Wagner

Meeting called to order at 6:00PM

The committee reviewed and discussed the submitted applications for CPA funding and assembled questions and comments to the respective applicants on the following proposals:

Smith Academy Park Pavilion:

- Applicant should provide budget details to support the requested Ask of \$100,000. Is this amount derived from an architect's estimate and plan based on the winning design?
- Applicant should provide more detail on the fundraising plan alluded to in the application – type of opportunities envisioned; target companies, organizations and groups; timeline for campaign.

Main Street Cemetery Rehabilitation:

- Applicant should present project to the Historical Commission for its recommendations and endorsement. The Historical Commission may also be of help in filling-in the historical details and facts of the cemetery to complete the Historic Preservation Project Questions form.
- The committee notes the need for CPA funds for historic restoration and renovation projects to adhere to accepted historic preservation guidelines and encourages the applicant to review the MA Department of Conservation and Recreation's publication, Preservation Guidelines for Municipally owned Historic Burial Grounds and Cemeteries, specifically pages 36 and 37.
- It is not clear from the description of the proposed project, if the roadway/pathway project will include restoring Billings Way. Please clarify.

Town Hall Phase II AAB Compliance Renovation Project:

- Applicant should provide budget details to support the requested Ask of \$390,000 and the specific CPA-eligible use of this funding as part of the overall project estimate of \$2,210,647.40.
- The budget outline provided with the Application does not include the previously approved and outstanding CPA grant of \$125,000 is support of the installation of an elevator in Town Hall. How does the inclusion of these funds change the project cost estimate and the current CPA Ask, if at all?
- The committee notes that with previously approved, outstanding CPA grants for Town Hall AAB compliance requirements of \$505,000 (\$125,000+\$380,000) combined with the current Ask of \$390,000 for a total of \$895,000, CPA funding would be contributing 40% toward the overall, current project costs.

American Legion Renovation and Preservation Project:

- Applicant should provide additional budget details to support the requested Ask of \$253,350. Is this amount derived from an architect's estimate and detailed plan for the project?

- In addition to the memo provided by the Historical Commission, the committee requests that the Applicant supply any additional evidence available of the historical significance of the building, such as its recognition as a distinctive example of the architecture of its time period and/or the involvement of a noted architect in its design.
- The committee notes the limited information available on the potential for matching funds for the project in the application. Are the ADA compliance renovations required for the continued use of the building? If so, how would the Legion otherwise comply with these requirements, if CPA funding was otherwise not available?
- The application notes community events held at the facility. How many of these non-Legion events are open to all, free of charge versus those that involve a fee for a privately sponsored event, such as an awards dinner, retirement party, holiday celebration, etc?
- CPA funding to restore a privately-owned historic building will require the recording of a historic preservation easement to at a minimum protect the existing, exterior façade of the building. Such an easement would need to be approved by the Massachusetts Historical Commission and would run with the property affecting any future owners or use of the building.

The proposals to contribute funding from the Open Space and Housing accounts to support the protection of the Sliwoski Farm and to secure a building lot for donation to Habitat for Humanity as part of the project were discussed and generally well received. It was noted that the Select Board has discussion of the Chapter 61A Right of First Refusal provision regarding the farm on its December 19th meeting agenda.

Motion to adjourn offered by Michael McGrath and seconded by John Wilkes. Unanimous vote and meeting adjourned at 7:45 PM.

Next meeting Thursday, January 10, 2019 at 6PM in Town Hall

Approved 1/10/19
RC Wagner