

DARTMOUTH

Community Preservation Committee



MASSACHUSETTS

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Howard Baker-Smith, Chairperson
James Bosworth
Michael Kehoe
Elaine Lancaster
Margaret Latimer
Stuart MacGregor
Damon May
Kevin Shea
John Sousa

MINUTES

April 14, 2015

Members present: Howard Baker-Smith, Chair
Elaine Lancaster
Margaret Latimer
Damon May
John Sousa

Members absent: James Bosworth
Michael Kehoe
Stuart MacGregor
Kevin Shea

The meeting was called to order at 6:47 p.m.

Motion:

Mr. Sousa made a motion to approve the minutes of the March 10, 2015 meeting, as revised. The motion was seconded and approved by a 4-0-1 vote.

Two invoices with vouchers were circulated for review:

- Southcoast Media Group in the amount of \$245 for the public hearing advertisements
- Anthony Savastano in the amount of \$840 for legal services regarding the funding proposals and his attendance at the public hearing

Motion:

Ms. Latimer made a motion to approve payment of the invoice from Southcoast Media Group in the amount of \$245. The motion was seconded and approved by a 5-0 vote.

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DARTMOUTH TOWN CLERK

Motion:

Mr. Sousa made a motion to approve payment of the invoice from Anthony Savastano in the amount of \$840. The motion was seconded. A brief discussion followed. The motion was put to a vote and was approved by a 5-0 vote.

FY 2016 FUNDING PROPOSALS UPDATES

Helfand Farmhouse Rehabilitation Project

DNRT had requested a change in their funding request and had updated the project budget accordingly. Architect Will Saltonstall and Building Committee Chair, Mike Humphrey, were present. When the proposal was presented at the public hearing, it was determined that certain budget line items contained both interior and exterior work. The project is to rehabilitate the exterior of the building only, which section will contain a preservation restriction. The sponsor revised the budget to remove the costs of the interior tasks, and upon doing so, adjusted the funding request to \$165,000 (from \$206,015). The CPC voted to recommend the revised amount. DNRT later drew up a final draft and found errors, the correction of which would increase the project cost to \$176,928. Changes in the budget included the apportionment of services such as architectural, structural and construction supervision. Permit fees and demolition costs were divided accordingly. The fireplace restoration was removed. The complete revised budget is contained in the project file.

Motion:

Mr. Sousa made a motion to amend the warrant article for the Helfand Farmhouse Project to read \$176,928. The motion was seconded and approved by a 5-0 vote.

O'Connor-Sisson House for Veterans Project (2015)

The Finance Committee (FinCom) had reviewed all the proposals and had concerns about the \$50,000 grant request. Will those funds be adding to the cost of the project? It was explained that the funds would be displacing debt. The annual cost savings would be reflected in the operating budget. The FinCom said it would be helpful to provide an explanation for Town Meeting, perhaps in the form of a hand-out. Ms. Latimer said she would have liked to have seen a more specific purpose for the grant request in the proposal and the avoidance of the word "mortgage," which could be confusing.

The FinCom was concerned about the overall cost of the project. Ms. Latimer said that while it would be less expensive to tear down the structure and rebuild, an important aspect of the project is that a historic building is being saved. An enormous amount of money has been raised by the sponsor, and the Town will be getting its money's worth in funding the \$50,000 for the project, which project is creating housing for veterans. Mr. Baker-Smith said that many people aren't familiar with affordable housing. Construction costs are high, and projects rarely carry debt. The rent subsidies only cover the operating expenses. It might be helpful if the Town Meeting hand-out explains who would "reap the benefit."

PROJECT UPDATES

O'Connor-Sisson House for Veterans Project

Mr. Baker-Smith had received an email from Greg Barnes referencing two requisitions he has concerns about. One is to compensate Connie Desbiens for her past time working on the project. Was this cost in the project budget? The second requisition is for the cost of the insurance policy on the O'Connor-Sisson House. Mr. Baker-Smith considers that a soft cost of the development project and not maintenance since the project is not complete.

Stone Barn Farm

The project is complete and ready to be closed out. David Cressman has raised a concern about whether the work done to the tractor barn was an allowable expense, citing the Anti-aid Amendment. If the law has been breached, the cost of that work may be borne from the retainage. Committee members commented. The proposal had been reviewed by Attorney Savastano, and no such issue was raised. If an error was made, it was not the fault of the Audubon Society. The project has been ongoing for four years, and the Town should not renege on the grant award. The Town, however, has an obligation to oversee the use of funds.

Mr. Baker-Smith said he had recently received an email from Mr. Cressman regarding the project. Mr. Cressman said that he had visited the Stone Barn Farm and saw that many interior aspects had been changed. How is this project considered historic preservation? Mr. Baker-Smith said the building was rehabilitated, and historic preservation allows for the adaptive reuse of buildings. A community space has been created and the historic character preserved. Mass. Audubon retained the services of a qualified architect and submitted their plans to the Historical Commission for approval. Department of the Interior standards must be adhered to for all historic preservation projects. The Stone Barn holds public events and has rental space. Mr. Baker-Smith will meet with Mr. Cressman and Mr. Barnes to further discuss the matter.

Russell Garrison Site National Register Nomination

The preservation restriction endowment matter has not been settled. Mr. Baker-Smith will contact the Community Preservation Coalition seeking their opinion regarding the funding of an endowment with administrative funds. The nomination application is nearly complete. The property was transferred to the Parks Department in the fall of 2014. Ms. Latimer is concerned that the property transfer may not adequately protect the site. What, for example, is to prevent play equipment from being installed on the site? A historic preservation restriction is necessary. Ms. Latimer said that if it is not maintained as a historic site, it reverts back to the Old Dartmouth Historical Society/New Bedford Whaling Museum (Whaling Museum). She is concerned that the Whaling Museum wanted to divest itself of the property in the first place, which is why it is now under Town ownership. Deborah Melino-Wender will be invited to a future meeting to discuss the project.

A discussion took place regarding open projects. Mr. Baker-Smith will contact the Town Accountant asking her to provide dates for the last expenditure made for each. Some projects are complete but have funds remaining. Those funds will be recaptured. Incidental funds will be recaptured, as well.

A discussion took place regarding the CPC's financials. Mr. Baker-Smith distributed three spread sheets he had prepared for FY 2016. The contents included revenue projections, expenses, project reserves and fund balances. The State match for FY 2015 was 31.5%. The Coalition has said the FY 2016 match may be as low as 20%. Mr. Baker-Smith feels \$35,000 would be appropriate for the administration budget.

Motion:

Mr. Sousa made a motion to set aside \$35,000 for the administration budget. The motion was seconded. A discussion followed.

Ms. Latimer asked if that amount could support a \$5,000 endowment for the Russell Garrison restriction. Mr. Baker-Smith said it would.

The motion was put to a vote and was approved by a 5-0 vote.

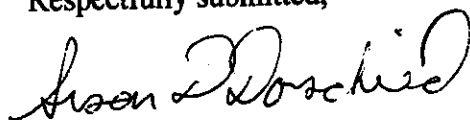
There was no further business.

Motion:

Mr. Sousa made a motion to adjourn. The motion was seconded and approved by a 5-0 vote.

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,



Susan D. Dorschied
Administrative Clerk

Approved,



Howard Baker-Smith
Chair