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DUXBURY, MASS.



Town of Duxbury Community Preservation Committee

Minutes of November 03, 2016

The Community Preservation Committee (CPC) met on Thursday, November 03, 2016 at 8:15 AM in the McCloskey Room at the Duxbury Senior Center.

Members Present: Holly Morris; Cynthia Ladd Fiorini; Tony Kelso; Kathy Palmer (arrived 8:40); Sarianna Seewald; Terry Vose

Members Absent: none (currently 6 members)

Staff Present: Joe Grady; CPC Administrator; Susan Ossoff CPC Administrative Assistant

The meeting was called to order by Chair Holly Morris at 8:20 am.

PROJECT MEETINGS:

Alden Kindred: Alden House Drainage and Moisture

Desiree Mobed, Director of Alden Kindred of America, described the project which is a follow-on project to the 2015 CPC project which was a conditions assessment. Critical issues at the house include excessive moisture and drainage issues. The house is a National Historic Landmark, offers school programs, internships and scholarships and welcomes many visitors. 85% of the annual budget is from annual fees, grants, events and fundraising and this project is outside the scope of what can be afforded from those revenues.

Former Duxbury Resident William Thayer explained that the ground is settling next to the foundation of the house and the roof drainage does not drain away, and there are issues with dry rot and mold. The front brick walkway needs to be removed and replaced with a properly pitched walkway. There needs to be continuing monitoring of moisture levels and improved ventilation in addition to rerouting the stormwater. The \$19,500 requested is to replace the brick entryway, replace gutters and downspouts, rebuild the bulkhead, and do a moisture management assessment.

Cynthia Ladd Fiorini asked about fundraising for the project; Desiree Mobed said they do not plan to do any separate fundraising. Holly Morris asked about the size of the endowment; Desiree Mobed said it is \$500,000. Holly Morris asked what the annual maintenance budget is and Desiree Mobed said it is less than \$10,000.

A site visit is planned for Friday the 18th at 11 am.

Rural & Historical Society: Bradford House Windows

Erin McGough of the Rural & Historical Society accompanied by John Bear, Treasurer, explained the project which is a request for \$42,000 to preserve windows at the Bradford House. This is part of a multi-year project of structural repairs. There was an architectural assessment

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The mission of the Town of Duxbury is to deliver excellent services to the community in the most fiscally responsible and innovative manner while endeavoring to broaden our sense of community and preserve the unique character of our town.

previously funded 50% with CPA funds that laid out a multiphase plan for repairs; many of the repairs have been completed. The first phase consisted of urgent repairs which have been completed and included shoring up the building, replacing corner posts, and addressing drainage issues. This CPC request is for funds for window repairs. The windows are over 80% original or antique glass and have to be taken offsite for repair.

Holly Morris asked whether this can be considered preservation and Erin said no new panes are being introduced; they are making the existing windows functional (many don't open) and so is preservation. Cynthia Ladd Fiorini said the estimated cost of this project is \$52,000 and they are requesting only \$42,000; Erin McGough said the Rural & Historical Society will be paying \$13,000 of the cost. Holly Morris asked about the size of the Rural & Historical Society's endowment; Erin McGough reported it is \$5.2 million dollars from which they have an income of about \$200,000 per year which represents 2/3 of the operating costs.

A site visit is scheduled for Wednesday, November 16 at 11:00 am.

Cemetery Department: Standish Cemetery restoration

Patricia Pappas, Cemetery Superintendent and Diane Barker, Trustee described the Standish Cemetery project. The plan is to restore the cannon stonework, replace the old signage with 4 new signs, remove 10 large trees and replace the wood fencing with a granite and iron fence. Concerns were raised by CPC members regarding the expense of the granite fencing, whether the granite fencing was authentic for the time, and whether split rail fencing might be more appropriate for the time period. CPC members expressed concerns about the tree removal aspect of the project and wanted to see the actual trees to be removed marked, and requested a professional opinion about the health of the trees. Patricia Pappas expressed concern over the potential for trees to fall and damage the stones. Holly Morris requested that DPW Director Peter Butkus be asked for a professional opinion about the tree health and removal.

As part of the stone work, the masonry around the cannons will be repaired, and the main entrance from Chestnut Street will be regraded and improved. On Pilgrim Byway a new pedestrian entryway will be created making the cemetery more accessible to the public. There will be 4 new signs, two 3'x6' signs at the entrances on Chestnut Street and Pilgrim Byway, a small sign where Myles Standish is buried, and a small sign where John and Priscilla Alden are buried.

The \$131,140 request for this project was discussed, and Cynthia Ladd Fiorini suggested prioritizing the work because of the high project cost; the project funding could be reduced at Town Meeting by voters. It was suggested that the CPC members go look at the Standish Cemetery; Kathy Palmer said the trees to be removed should be marked before the visit.

ADMINISTRATIVE MATTERS: The next meeting date is Thursday, November 10. An additional meeting will be scheduled on Tuesday, November 22; all project evaluation sheets should be returned to the office by Monday the 21st.

ADJOURN

On a motion by Cynthia Ladd Fiorini, seconded by Terry Vose, it was voted 6-0-0 to adjourn the meeting at 10:25 am.