

Town of Great Barrington Community Preservation Committee (CPC)

Minutes of January 19, 2016

Great Barrington Fire Station

The meeting was called to order at 5:30 PM by Chair Karen W. Smith.

Members present: Ed Abrahams, Thomas Blauvelt, Jessica Dezieck, Martha Fick, Kathleen Jackson, Deborah Salem, and Karen W. Smith. Also present: Town Planner/CPA Administrator Chris Rembold

Members absent: Suzanne Fowle, Bill Nappo

Administrative Business

Several typos were corrected. Dezieck moved to approve the minutes of January 5, 2016, as amended. Blauvelt seconded. All were in favor.

Review funding conditions for UUMSB

UUMSB (Unitarian Universalist Meeting of South Berkshire) for 1089 Main Street (\$60,000)

Proposed funding conditions are:

1. No disbursement of funds may occur until the project has received necessary building permits.
2. No disbursement of funds may occur until the Recipient records an encumbrance on the property that runs for twenty (20) years from the date of this Agreement and which accomplishes the following:
 - a. The Town shall be repaid the full \$60,000 of this CPA award if the Building is willfully demolished, removed or razed;
 - b. Material changes to the exterior of the Building shall not be made without a minimum 45-day advance notice to the Great Barrington Historical Commission for an opportunity to discuss proposed changes and their relationship to The Secretary of the Interior's Standards for the Treatment of Historic Properties; and,
 - c. Said encumbrance shall apply to the Grantee and all successors and assigns and may only be released by the Town at the end of the 20 years.
3. The final 10% (\$6,000) of the CPA award shall be withheld until the contractor or a licensed architect has certified in writing that the project has met The Secretary of the Interior's Standards for the Treatment of Historic Properties

Fick suggested the restriction be permanent, not just 20 years. Jackson thought that would be too much for a small organization without a good endowment. Rembold said if in the future the Committee wants all restrictions to be permanent, we should forewarn applicants by stating this in the application. Some pointed out that the Historical Society restriction was for a set term and was not permanent. Fick said that was because they had smaller individual grants, but with two years' worth of grants it adds up to a lot.

Bill Young spoke for the UUMSB. He said that they know they are in a historic building, and they are trying to find the right ways to do a historic restoration. They think 20 years is reasonable. He said the congregation is ok with requiring that exterior work be approved by the Historical Commission. He said that is prudent in any case, even though this application has nothing to do with the exterior. One question they would like clarification is whether item #2, c. can read that the restriction "shall" be released after 20 years rather than "may" be released. The Committee thought that would be fine.

Dezieck moved to approve proposed conditions for 1089 Main Street as presented with one correction: that item #3c be changed to read that the Town shall release the restriction after 20 years. Jackson seconded. All were in favor.

Administrative update

Rembold said the Mahaiwe submitted its project close out report. He said the grant agreement requires the Committee accept the final report. Dezieck moved to accept the final report. Abrahams seconded. All were favor. Blauvelt abstained.

Town Meeting Preparation

Rembold said he will draft the Committee's report to Town Meeting for inclusion in the Warrant. He will also prepare relevant slides for the Town Meeting presentation. The Committee asked that the report include and update of current CPA projects and a reminder about the income limit and senior exemptions.

Rembold suggested the Committee do radio and newspaper outreach as well.

The Committee decided to hold another CPA open house this year, and suggested the Historical Society might host the group at the Wheeler Farmstead. The date should be mid to late April.

Committee Member Reports:

Abrahams reported to the Selectboard on their request that the Committee to weigh in on having an Agricultural Commission member on the CPC. He said the Selectboard is now aware we are limited to nine members. He said there was no further comment from the Selectboard.

Smith said the proposed draft capital budget for next fiscal year includes a feasibility study to look at public bathrooms in downtown.

Dezieck though we should have a policy to allow CPA administrative funds to be used to reimburse applicants' reasonable cost of placing deed restrictions on their property as required by the Committee. The Committee all agreed that this was a good idea. Smith asked that we get an idea of what these costs typically amount to. Rembold will check on that.

Citizen's Speak Time:

Michelle Loubert asked for a copy of the materials regarding historic restrictions and for the UUMSB conditions in particular. Rembold will provide a copy.

Next Meeting:

Tuesday, March 22, at 5:30 to review the town meeting materials and warrant article.

Adjourn:

Dezieck moved to adjourn, TB seconded, all in favor. Meeting adjourned at 6:25 PM.

Materials presented or distributed for this meeting:

- Draft minutes of January 5 meeting
- Draft funding conditions for the UUMSB project
- Project close out report from Mahaiwe performing arts center

Respectfully submitted: 