

Town of Great Barrington Community Preservation Committee (CPC)

Minutes of August 23, 2016

Great Barrington Fire Station, 37 State Road

Members present: Ed Abrahams, Thomas Blauvelt, Martha Fick, Jeremy Higa, Kathleen Jackson, Bill Nappo, Karen W. Smith, and Nan Wile. Absent: Jessica Dezieck

Also present: Town Planner/CPA Administrator Chris Rembold

Call to Order 5:32 PM by Chairman Blauvelt

Administrative Items

One typo was corrected. Wile moved to approve the minutes of the July 19, 2016 meeting, Fick seconded. All were in favor. Abrahams abstained.

Higa arrived.

FY18 Step 1 Applications

Great Barrington Historical Society Wheeler Farmstead accessibility

GBHS Executive Director Bob Krol was present for the applicant. He said the GBHS has met with the Building Commissioned and Plumbing Inspector, and they have learned several improvements are needed in order to make the Wheeler House a museum that is legally open to the public per the building code. These improvements include the need for a handicapped ramp up to the door, handicapped compliant hardware on the door, drinking water, service sink, and bathrooms. He said they would need to have two bathrooms, either both unisex with one handicapped compliant, or one for each sex and both being handicapped compliant.

Nappo arrived.

Krol said their biggest challenge is the handicapped bathroom. They will do one handicapped and other does not have to be compliant if they're unisex. There is a lot of demolition involved in the existing kitchen area that has to happen.

Smith asked if \$31,000 will really take care of this. Krol said the initial estimate was developed with their architectural consultant. He said they could get better estimates. Nappo said he thought the estimates might be low.

Smith asked if they are seeking other funds. Krol said they are constantly fundraising.

Fick said this does not seem like historic preservation. Committee members said bringing a historic building into compliance with codes is specifically included as eligible for restoration/rehab of historic resources.

Nappo asked if the entry door was wide enough. Krol said yes. He said there is a threshold but a small ramp will be placed there.

Rembold said he understood that the handicapped access and handicapped bathroom could be eligible, but he asked Krol why the second bathroom was eligible for CPA. Krol said it is required by code to bring the historic building into its intended use.

Abrahams moved that the application is eligible and invited a Step 2 application. Higa seconded. All were in favor.

Berkshire Housing Development Corp.: Bostwick Gardens expansion

Smith wondered what the application meant by predevelopment expenses; she said there is no detail. She said the Committee should refer it back to them for a little more information to present on September 1. Rembold said the cover letter hints at their proposal but does not get specific. Smith moved to pass over and ask for clarification of details and amounts of spending to various items. Nappo seconded. All were in favor.

Town: Town Hall roof replacement

Rembold said this application if funded will continue the work funded by CPA last year. That CPA grant paid for investigation of the eaves and roof, and a full scope of work and bid package was developed. The Town is now approaching the Historic District Commission for approval to do the work. Rembold said the correct CPA box to check for this project is Preservation, not Rehab/Restoration. He said with additional CPA funds, we would replace the roof in accordance with those plans. He said the application may be for as much as \$250,000, but staff will also investigate other funds such as the Mass. Historic Preservation Projects Fund for up to \$100,000.

Smith moved that the application is eligible and invited a Step 2 application. Nappo seconded. All were in favor.

Town: Lake Mansfield engineering and design

Rembold gave a brief description of the proposed work. He said that no matter what is decided in terms of the roadway, this work is required in order to go to the next stage and seek grant funding to protect the lake and the recreational resource. That is why the Open Space Preservation box is checked.

Smith moved that the application is eligible and invited a Step 2 application. Abrahams seconded. All were in favor.

Town: Housing Trust Fund

Rembold gave a brief overview of housing trust funds. He said this is the same program for which the Town applied for CPA funds last year. Abrahams asked if CPA funds could be used for trust funds. Rembold said yes and reference the trust fund guidebook. Jackson suggested Rembold be in touch with the Berkshire Taconic Foundation about possible funding or help with promoting this program.

Smith moved that the application is eligible and invited a Step 2 application. Abrahams seconded. In discussion, Smith commented that as a Town we need to start to fund housing and to put money aside for it. Blauvelt called for a vote. All were in favor.

Blauvelt said so far we have received six Step 1 applications for a total of \$1.9 million.

Reports from Committee Members

Abrahams said the Selectboard approved the three Step 1 applications from the Town that we reviewed tonight, as well as a fourth, for Housatonic School preservation. He expects that will be submitted by September 1.

Nappo said the Newsboy work is done and the fountain is working, but they are looking for a permanent water source. He said the Commission is looking to do a grand opening ceremony on Columbus Day

weekend. At Fick's request, Rembold will look into the parking situation there. Nappo also said the Commission will soon have a consultant on board to begin the historic resources survey project.

Smith said the Parks Commission may soon have a CPA request for planning for access and improvements at memorial field.

Administrative Update / Existing Projects

Rembold said projected revenue for Fiscal 17 is \$467,000, based on the real property levy. The median single family home valued at \$298,500 will pay \$87 for CPA and the average single family home valued at \$380,703 will pay \$123 for CPA.

Upcoming Meetings

September 1

Wednesday, October 5

Tuesday, October 18

Tuesday, October 25

Citizen Speak Time

None

Adjourn 6:30

Materials Presented/Distributed for this Meeting:

- Draft minutes of July meeting
- Step 1 applications referenced above

Respectfully submitted:



