

Community Preservation Committee
Minutes of Meeting
December 15, 2010
Hildreth House

Members present: Steve Rowse, Charlie Gorss, Don Boyce, Deb Thomson, Wade Holtzman, Chris Cutler, John Lee, Deb Ricci

Attendees: Doug Coots, Ron Ostberg

Don called the meeting to order at 7:02 pm. The meeting minutes for December 1st were approved as amended.

Doug Coots presented the Historical Commission request for funding to restore Town Hall. Members questioned why the grant allocation for this purpose from last year had not yet been spent and work had not been performed. Don pointed out that the restoration needs were characterized as urgent last year. Doug explained that the Municipal Building Committee (MBC) was convened after the grant award and the town approved a warrant to provide funds for further investigation of restoration needs. This process started after Town Meeting. After conferring with Town Administrator Tim Bragan regarding eligibility of last year's CPA grant funds, Doug Coots, on behalf of the Historical Commission, put out bids to hire a preservation architect. This has been done. The architect will determine all jobs that need to be accomplished and will help prioritize the work. Last year's CPC grant of \$100,000 is not enough to cover all expected restoration work. Members discussed how to handle the entire building envelope consistent with energy code requirements. They agreed they would not want to spend money on work that would have to be redone in the near future.

Ron Ostberg presented an update on the work of the MBC. Its charge is to continue work on the disposition of three buildings – Town Hall, Hildreth House and the Old Library. He estimated that it would take \$9 to \$10 million to renovate all three buildings and add to two of them. They are hoping for a combined funding base of CPC funds, Green Communities funds, business and private philanthropy. Town Hall renovation will take place in 3 stages for a total cost of \$4 to \$5 million. They will ask the Capital Commission for design funding. For the Old Library they will continue to keep the arts pilot project running and evaluate potential for continuing it as a non-profit site. There was some discussion with respect to moving the Council on Aging out of Hildreth House and into the Old Library. This would be difficult due to parking limitations. They are also looking at potential land development at Hildreth House, possibly in partnership with a private developer.

Members discussed the application review for next meeting. The Committee will review the following grant requests: \$200,000 for the Municipal Affordable Housing Trust; \$7,000 for Fruitlands Museum; \$100,000 for Town Hall repair; \$73,750 for Bare Hill Pond; \$27,000 for town documents; and \$150,000 for the Conservation Fund.

Don reminded members to complete their ethics reports.

The meeting adjourned at 9:15 p.m.