

**MILLIS COMMUNITY PRESERVATION COMMITTEE
MINUTES
NOVEMBER 3, 2011
Room 206 Veterans Memorial Building, 900 Main St., Millis, MA**

The meeting was called to order at 7:34 p.m. by Mr. Maltinsky, Vice Chair.

Members present: Nathan Maltinsky, Vice Chair
Raymond Normandin
Catherine MacInnes
Pamela Rheaume-Mustard
Anne Rich

Members absent: Jeffrey Butensky, Chair
John Northgraves
David Baker
Donald Hendon
Craig Schultz

Also present: John S. Howie, 42 Union St., Chairman of Church Trustees
Reverend Jennifer Munroe-Nathans, 81 Fruit St., Norfolk
Jim Bullion, 12 Brandywine Terrace

**Church of Christ
Steeple & Clock Repairs
Funding Request**

Mr. Bullion presented the application. He provided a history of the Church of Christ, which was founded in 1714. Mr. Bullion stated that for the past 161 years, the church building has served Millis and Medway, not only as a center of worship, but as a meeting place for many town activities; Boy and Girl Scouts, Millis Food Pantry, etc. While some of these groups, he said, pay modest fees for the use of the building, most use the church at no charge at all. The Church of Christ is a completely self-sustaining organization, Mr. Bullion said, where funding comes 100 percent from donations and rental income. For the past several years, he stated, the church has faced the challenges of declining membership, reduced rental income, and an increase in capital and maintenance expenses. Mr. Bullion stated that the purpose of this application request is for funding to repair the clock, which has not worked in over two years, and repairs to stop the steeple from leaking.

Mr. Bullion stated they are requesting \$80,000.00 in CPC funds and he discussed the task and cost breakdowns. Mr. Maltinsky explained the CPC approval process and procedures for cost estimates, bids, and prevailing wage. He requested more definition/detail for the "Interior repairs/upgrade" category. Mr. Bullion will provide more detail; specifically on the cat walk area.

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Mr. Howie stated that they have already received two out of three estimates requested for the work. These estimates are from firms specializing in steeple work, he said. Mr. Maltinsky explained that three estimates are required before the application could be considered, and the lowest bid is awarded the contract.

The CPC members were in agreement that the Church does contribute to the community and this is a worthy project; their request does fit the criteria.

Mr. Bullion will work on getting the third estimate and detailing the specifications as requested and will attend a later meeting. They may attend the January 5, 2012, televised meeting for their presentation if they have their information put together by that date.

Recreation & Wildlife Application (File# 2010-007)

Land for Open Space

Leo Braun

Mr. Maltinsky updated the Committee of the status of the 21E Environmental Assessment of the Braun property. Mr. Aspinwall received an estimate from PCA Landscape in the amount of \$320.00 to cut a path from the road to the river. This is needed in order for the test pits to be dug to continue with the environmental assessment process.

On a motion made by Mr. Maltinsky, seconded by Ms. Rich, it was voted unanimously to authorize \$320.00 of funds from the CPC Expenses account for payment to PCA Landscape for cutting of the path.

Niagara Firehouse – Phase II

Funding Request

Nathan Maltinsky

Mr. Maltinsky had presented a Funding Request Application and letter, dated September 8, 2011, for Phase II restorations in the amount of \$120,000.00. The application was approved.

On a motion made by Ms. Rich, seconded by Mr. Normandin, it was voted unanimously to amend Article #16, to appropriate and raise by transfer the sum of \$120,000.00 for continuation of the Niagara Fire House Restoration Project, of which \$10,000.00 shall be transferred from the Community Preservation Fund Historic Resources Reserve, \$40,000.00 shall be transferred from the Community Preservation Fund Budgeted Reserve, and \$70,000.00 from Undesignated Fund Balance.

The Community Preservation Committee **recommends** approval of the article at the Town Meeting to be held on November 7, 2011.

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Dewey Property - Update

5.3 Acre Parcel

The Deed for the Dewey property has been recorded. Ms. Rich updated the Committee on a meeting held on October 11, 2011, to discuss setting up a land trust or using an existing land trust. She stated that the meeting was led by Mr. Justin Uritam and that she, Mr. Maltinsky, Mr. Vecchi and Mr. Aspinwall were in attendance. She stated it was an informal, fact-finding meeting. Setting up a land trust is very involved as far as IRS reporting is involved, she said. There may be a simpler way to do it and Mr. Aspinwall was going to look into it, Ms. Rich stated.

Minutes

On a motion made by Ms. Rich, seconded Mr. Normandin, it was voted unanimously to approve the minutes from September 8, 2011, as written.

On a motion made by Ms. Rich, seconded Mr. Normandin, it was voted unanimously to approve the note/minutes from October 6, 2011, as written (no quorum).

Adjourn

There being no further discussion and on a motion made by Ms. Rich, seconded by Mr. Normandin, and voted unanimously, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Camille Standley
Administrative Assistant