

**MILLIS COMMUNITY PRESERVATION COMMITTEE
MINUTES
SEPTEMBER 6, 2012
Room 206 Veterans Memorial Building, 900 Main St., Millis, MA**

The meeting was called to order at 7:32 p.m. by Mr. Maltinsky, Chair.

Members present: Nathan Maltinsky, Chair
 John Northgraves, Treasurer
 David Baker
 Catherine MacInnes
 Pamela Rheaume-Mustard
 Raymond Normandin

Members absent: Donald Hendon
 Anne Rich

Also present: Jennifer Farrar, 7 Rolling Meadow Dr.
 Sarah Fong, 12 Rolling Meadow Dr.
 State Rep. David P. Linsky, State House, Boston, MA
 Candace Loewen, Millis Housing, 310 Exchange St.
 Beth Krimmel, 172 Orchard St.
 Rev. Jennifer Munroe-Nathans, Church of Christ, Congregational
 Marcy Smith, 304 Plain St.
 Kathy Stevens, 69 Acorn St.
 John S. Howie, 42 Union St.
 Denise Gibbons, Millis Playground Committee

Millis Town Park Playground Rehabilitation Project (File #2012-012)

Millis Playground Committee

Denise Gibbons

Ms. Gibbons presented the project application and slide show. The Millis Playground Committee is requesting that the CPC approve funding from the Open Space/Recreation account in the amount of \$60,000.00 to rehabilitate the Town Playground. Ms. Gibbons stated that the goal of the project is to rehabilitate and restore safe, inclusive, and accessible play, as well as broader recreational use to the playground at Millis Town Park. Ms. Gibbons stated that the proposed project is the recipient of a \$15,000.00 grant award from Dr. Pepper/Snapple Group, which must be utilized by June 2013. In addition, the grant stipulates that it must be a “Community Build” project. She stated that they are also actively pursuing fundraising for the full budget of \$75,000.00 in addition to the grant money. They have additional grant applications pending, have several fundraisers scheduled and in planning stages, and have engaged in a fundraising campaign to solicit local business and corporate donations and sponsorships, Ms. Gibbons said. Also, according to Ms. Gibbons, the July 2012 changes in the CPA legislation now include the “replacement of playground equipment and other capital improvements to the land or the facilities thereon which make it more functional for intended recreational use.”

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Ms. Gibbons stated that they are under a tight timeline as the grant money must be used by June 2013 or the funds are surrendered. Their project timeline is to secure all funding by February 2013; all equipment ordered by March 2013; and Community Build April 2013. The Town Park serves an estimated 500 children per day, she said, and it is currently lacking in safe play equipment for all ages, accessible play equipment for all abilities, and approved ground cover. Safety of the children is their main concern, she said.

Representative Linsky provided his comments in support of the project. He stated that he has been the State Representative for Millis since 1999 and was a co-sponsor of the changes to the CPA. Mr. Linsky said that a number of towns have supported playgrounds through the CPC funds. Mr. Linsky toured the playground in the spring and agrees that the current playground is “not safe,” and he encourages the approval of the project. He stated that Millis is “the little town that could,” in his opinion, and this project is “a great use of the funds.”

Mr. Northgraves questioned how many people could use the new equipment. Ms. Gibbons stated that it would support the current population; however, she does not have the exact numbers. Mr. Baker recommended that written letters of “in-kind donations” be provided. Ms. Gibbons stated that the project will be divided into phases and Phase I is what is being submitted today. This proposal contains the “critical path items for Phase I,” she said. Maintenance of the playground was discussed. According to Ms. Gibbons, the DPW and annual fundraising would provide for maintenance of the playground. Ms. MacInnes expressed her opinion, stating that although she supported the project, she was “saddened that CPC funds are used for maintenance as the legislature used to provide” for these things.

As the current CPC account balances were not available, if the Committee approves of the project, funding amounts would be approved at the next meeting.

On a motion made by Mr. Baker, seconded by Mr. Northgraves, it was voted unanimously (6-0) to recommend the appropriation of a sum of money (to be determined) from the Community Preservation Fund Open Space Reserve and/or the Community Preservation Fund Budgeted Reserve and/or the Undesignated Fund for the **Millis Town Park Playground Rehabilitation Project**. The Community Preservation Committee **recommends** approval of the article at the Town Meeting to be held on November 5, 2012.

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**Public Housing Preservation Project Presentation, Continuation (File # 2012-011)
Millis Housing Authority
Candace Loewen**

Mr. Maltinsky stated that he spoke to Mr. Saginor from the Community Preservation Coalition for information on using CPC funds for housing. According to Mr. Saginor, it was a "gray area." Town Counsel was contacted regarding the issue, and Mr. Maltinsky stated that their opinion was that CPC funds could be used.

Ms. Loewen stated that it is her opinion that the Daniels Street housing repair is the first priority. She stated they need to preserve the structure and the residents rely on it. She stated that although they would hope for the full funding requested, they would take whatever is available. Mr. Baker stated that the estimates in the proposal package are from 2006 and the estimates will need to be revised with current cost information. Ms. Loewen will contact the State about revising the estimates with current data and will get the information to the CPC as soon as possible. (Note: Ms. Loewen faxed the revised estimate information on September 13, 2012)

Based on account information from March 2012, there are at least \$65,000.00 available in housing funds. The amount can be revised at a later date if need be.

On a motion made by Mr. Baker, seconded by Ms. MacInnes, it was unanimously voted (6-0) to approve the appropriation of \$65,000.00 (may be adjusted) from the Community Preservation Community Housing Fund for the **Millis Housing Authority Project/Daniels Street**. The Community Preservation Committee **recommends** approval of the article at the Town Meeting to be held on November 5, 2012.

**Church of Christ
Steeple & Clock Repairs Project Presentation, Cont. (File # 2011-010)
Steve Howie**

Mr. Howie presented the revised funding application. He said the amount of funding requested is now \$75,000.00, not \$80,000.00 as previously submitted. They have removed \$5,000.00 for the clock mechanism cleaning and repair. Mr. Howie presented three proposals/estimates received for the work.

Mr. Baker expressed concern over spending public funds on private property. Reverend Munroe stated that other churches have received CPA funds. Mr. Baker stated that the Committee would require a deed restriction. Mr. Maltinsky stated that he does have a copy of a contract that he will bring to the next meeting.

Ms. MacInnes suggested that they consider looking into cell towers going into the steeple as this could be very lucrative for the Church. Rev. Munroe stated that they actually had looked into this; however, the steeple is not designed for such use due to the bell in the tower.

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On a motion made by Mr. Baker, seconded by Mr. Northgraves, it was voted (5-1), with Ms. MacInnes **opposed**, to appropriate a sum of money (to be determined), subject to completion of deed restriction, from the Community Preservation Historic Resource Reserve Fund and/or the Community Preservation Fund Budgeted Reserve and/or the Undesignated Fund for the **Church of Christ Steeple Repair Project**. The Community Preservation Committee **recommends** approval of the article at the Town Meeting to be held on November 5, 2012.

Preservation of Historical Artifacts

Millis Public Library's Local History & Archive Rooms Project (File# 2012-013)

Beth Krimmel

Ms. Krimmel met informally with the Committee on September 6, 2012. She submitted the formal funding request application. Ms. Krimmel presented the supporting documentation for the HVAC unit/equipment and UV shades for the History and Archive Rooms to be built at the new public library. Ms. Krimmel, as a representative of the Permanent Building Committee, is requesting \$8,500.00 from the Historic Preservation Fund. She stated this unit is essential to the preservation of Millis historical artifacts/documents/records. From a preservation standpoint, the HVAC is needed first, she said, as "we need a controlled environment."

Mr. Baker stated that in a previous CPC meeting, Mr. Craig Schultze, as a representative of the Permanent Building Committee, had met informally to discuss CPC support for the new library. Mr. Baker said that during that informal discussion, he had voiced his opinion and said that he would not support the CPC funding any HVAC equipment as it should be included in the design of the building. Mr. Baker stated that he would support a case, for example, but not the HVAC equipment.

Ms. Krimmel stated that the HVAC unit is what allows public access to the History and Archive rooms. Cases and other preservation supplies are "way down the line." She stated that even if the CPC "could only come up with \$5,000.00 for the humidity controls, that would be acceptable, as anything can help."

On a motion made by Ms. MacInnes, seconded by Mr. Northgraves, it was voted (5-1), with Mr. Baker **opposed**, to appropriate a sum of money (to be determined) from the Community Preservation Historic Resource Reserve Fund and/or the Community Preservation Fund Budgeted Reserve and/or the Undesignated Fund for the **Preservation of Millis Historical Artifacts in the Millis Public Library's Local History & Archives Rooms**. The Community Preservation Committee **recommends** approval of the article at the Town Meeting to be held on November 5, 2012.

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Other Business:

Minutes

On a motion made by Mr. Northgraves, seconded Mr. Normandin, it was voted unanimously to approve the minutes from June 14, 2012 as written.

Vice Chair Appointment

On a motion made by Ms. Mustard, seconded by Mr. Baker, it was voted unanimously to nominate and appoint Ms. MacInnes as CPC Vice Chair.

Adjourn

There being no further discussion and on a motion made by Ms. Mustard, seconded by Ms. MacInnes, and voted unanimously, the meeting was adjourned at 9:50 p.m.

Respectfully submitted,

*Camille Standley
Department Assistant*