



**COMMUNITY PRESERVATION COMMITTEE
MEETING MINUTES - JANUARY 4, 2007**

7:00 p.m. - Conference Room B, Town Hall, 63 Main Street, Northborough, MA

MEMBERS PRESENT: John Campbell, Chairman
Andrew Clark
Christopher Kellogg
Robert Rosenberg
Thomas Sartori
Arlene Marshall
Joan Clowes
Jane Fletcher
Todd Helwig
Kathy Joubert, Town Planner

The meeting was called to order at 7:05 p.m. The minutes from the November 30, 2006 meeting were approved as amended.

The presentations began and are numbered as they were first reviewed at October 26, 2007 meeting.

(1)

NAME OF PROJECT: Town Hall Carpet and Selectmen Room Drapery Replacements
NAME OF APPLICANT: Allison Dettorre, Recreation Director
CPA CATEGORY: Historic
AMOUNT REQUESTED: \$\$92,820/\$5,500

Allison Dettorre, Recreation Director, began her presentation by explaining the history of the carpet. It was originally installed in 1978 and has become a safety issue in Town Hall. There are numerous spots in Town Hall that are taped down because of rips, pulls and seams coming apart. The carpet is included in the Capital Improvement Plan Budget for 2010, but consistently gets pushed back for other more pressing issues. The drapery replacement is at the request of the Town's Cable Access Director. The busy pattern and color of drapes creates issues when taping and televising meetings.

A number of committee members expressed concern that residents would look at it like a maintenance issue. Ms. Dettorre again expressed that this should be looked at as addressing a safety issue in a historical building. Tom Sartori questioned if

asbestos was found underneath carpet/floor where that would leave project. Once asbestos is disturbed it has to be cleaned out. Arlene Marshal felt that this particular project doesn't meet as much of the historical criteria as other preservation projects.

(2)

NAME OF PROJECT: Town Hall Gym Floor Replacement

NAME OF APPLICANT: Allison Dettorre, Recreation Director

CPA CATEGORY: Open Space/Recreation

AMOUNT REQUESTED: \$43,000

Allison Dettorre explained that the gym floor was installed in 1939. The gym is used for youth basketball, birthday parties, pre-school activities, etc. and is open to every age. The gym floor buckles in same spots every year. A variety of remedies have been tried and the problem persists. Currently, there is no vapor barrier. Ms. Dettorre has spoken with a firm that deals with this problem frequently. Youth basketball agreed to help with costs of replacing the bleachers. Chris Kellogg expressed concern over what will be found underneath floor. The plans for gym were found and it was confirmed that there are no type of plumbing pipes underneath. Bob Rosenberg brought up the timing of the project and it was explained that it would only take a week. Tom Sartori pointed out that an RFP could be sent out soon stating "pending Town Meeting approval". If structural problems are discovered in slab the committee wants Ms. Dettorre to contact Mr. Brenner to assure that there is money in budget to repair.

(4)

NAME OF PROJECT: Fund for the Preservation of Historical Commission

NAME OF APPLICANT: Arlene Marshall, Vice Chairman, Historical Commission

CPA CATEGORY: Historic

AMOUNT REQUESTED: \$150,000

Ms. Marshall explained that too many sites are being lost in town to redevelopment by developers. Older houses and buildings are being demolished to make way for new homes and businesses. This money can help leverage a grant to preserve historic sites. Most grants match funds by 50%. John Campbell asked if the Historic Commission currently had a target list of properties in Town. They have a prioritized list of areas of historic concentrations in Town. Chris Kellogg asked where the Commission came up with the figure. Members of the Historic Commission wanted a reasonable amount of funds that they could access quicker than Town Meeting approval. John Campbell pointed out that this money would be in a Reserve Fund and that Town Meeting approval is still needed to spend it.

(5)

NAME OF PROJECT: Survey of Historical Resources

NAME OF APPLICANT: Northborough Historical Commission

CPA CATEGORY: Historic

AMOUNT REQUESTED: \$30,000

Arlene Marshall explained that in order for sites to get on the National Register the Town needs to have a survey that prioritizes and inventories these select sites. The survey is also a key part of applying for state grants. Bob Rosenberg is looking for an example of what other communities have done with these types of funds, and who has conducted these surveys. Kathy Joubert pointed out that the CP Coalition website has lists of who has completed these type of surveys. Some committee members asked to review the Phase I results (that will be finished at end of 2007) to judge the success of program. A few questions were raised regarding what rights a homeowner had once his/her property was placed on list and if any part of the survey could be covered by a grant

(6)

NAME OF PROJECT: Renovation of 1894 Library Building

NAME OF APPLICANT: Jean Langley, Library Director

CPA CATEGORY: Historic

AMOUNT REQUESTED: \$160,000

Jean Langley began her presentation by correcting what was written in Community Advocate. The Community Advocate was incorrect in stating the \$160,000 would bring the Library to its goal of \$7.712 million. Approximately \$1.5 million still needs to be raised. The project has increased by \$1.1 million since the project began. The amount requested is only applicable to the renovation portion of the project. The only numbers being given for the renovation portion are 10% of the total project. For example: Fire Suppression system will be replaced in the entire building; 10% of that cost can be attributed to the older portion of project. The architect feels that additional money should be set aside for "surprises" in the older portion of building. The Design Development stage is almost complete. The goal is to go out to bid in February and have bids in hand prior to Town Meeting. A June ground breaking is expected.

A number of committee members asked what would happen to CPC money if the warrant article requesting the balance failed at Town Meeting. The money could still be used for a renovation but the bulk would go toward bringing areas up to code and complying with ADA laws. No additional space would be gained. The state grant money would have to be returned. The grant money was for the original plans submitted. Ms. Langley also pointed out that changes have been made on original plans to attempt to lower the cost, but also explained that only a limited number of changes to plans are allowed by the State. At this point the fundraising is at 80% of the goal.

Todd Helwig thought that this project was an opportunity to put the Committee's stamp on one of the most historic buildings in Town.

A motion was made to continue the Public Hearing on Thursday, January 25, 2007. The remaining presentations are:

(3) Improving Irrigation Fields at Melican Middle School

- (7) Fidrych Farm
- (8) Haitsma Property Acquisition
- (9) Northborough Trails Committee

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Teresa Kelly
Administrative Assistant