

C. May

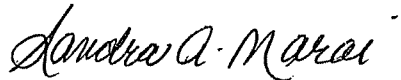
COMMUNITY PRESERVATION COMMITTEE
Draft: February 1, 2012

January 26, 2012
Approved: February 2, 2012

1. The meeting was called to order at 5:00 pm in the Nauset Room at Town Hall. In attendance: Steve Bornemeier, Julia Enroth (chair), Sue Christie, William Garner, James Hadley, John Holt, Alan McClennen (vice-chair) and Steve Phillips.
2. There was no public comment.
3. January 19, 2012 minutes were approved as corrected. 7-0-1
4. Fleck Property – Twinings Pond II Application (Orleans Conservation Trust, Kris Ramsay, OCT Administrator) \$120,000 (liaison Catherine Hertz)
 - a. Kris gave an overview and history of the OCT.
 - b. The Fleck sisters are making #10 and #18 Twinings Pond available for \$550,000. The conservation restriction value of the land is \$870,000. The appraised value is expected to be closer to one million dollars.
 - c. Funding: The Fleck sisters are donating approximately half of the value of the land, OCT fund raising, CPC funds and State Land Grant Program. Kris does not expect to receive any funds from the State Land Grant.
 - d. Kris will set up a site tour with the CPC.
5. FY 2013 CP Applications – New Information, Funding Sources, Other Considerations
 - a. Orleans Historical Society \$7,000 (Jon Holt liaison)
 - i. OHS provided information on volunteer hours (see attached).
 - ii. Spent \$16,000 on painting the museum.
 - iii. Budget \$2,000 to \$5,000 each year for building maintenance.
 - b. Jon Holt reported on the "Condominium Purchase." He said that the condos are old, there are high condo fees and the condo board has to approve. Ran into problem with banks when it came to financing a condo. Jon said that it makes more sense to build a new home through Habitat. Alan stated that the condo project became far too complex.
 - c. Odd Fellows Restoration Phase V – Town Counsel said the commercial kitchen does not fall under the CPC guidelines.
 - d. Federated Church – In the past the CPC has not funded air-conditioning.
 - e. Committee Expenses – Were previously funded at \$10,000.
 - f. Nauset Beach Access Plan – Town Counsel stated that we cannot fund. Will not consider this application.
 - g. Will have further discussions on the Odd Fellows, Federated Church and the historic house on the Habitat property.
6. Project Monitoring – Important Updates Only
 - a. Academy (Jon Holt) – Jon reported that the Academy will make a presentation at a future CPC meeting.
 - b. Sea Call Farm (Steve Bornemeier) – Steve received a letter from Patty Crow thanking the CPC. (See attached). Project complete.
 - c. OHS Land and Septic (Steve Phillips) – Mark Carron reported that the OHS had contacted an engineer and had a site survey.

7. Old Business – Decision Guidelines, Community Preservation Coalition Dues, Other
 - a. Decision guidelines were distributed.
 - b. Coalition dues are \$2,500 - On ***a motion made by Alan McClennen and seconded by Jon Holt, it was approved to pay the Community Preservation Coalition dues of \$2,500.*** 8-0-0
8. New Business – The latest budget report was distributed.
9. Key Dates / Timeline – February Schedule
 - a. Preliminary Recommendations 2/2
 - b. Hearing 2/9
 - c. Final Recommendations 2/9 or 2/16
10. There being no further business, the meeting was adjourned at 6:30 pm.

Respectfully submitted,



Sandra A. Marai, Secretary
Community Preservation Committee

*Reports on file at Town Hall