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COMMUNITY PRESERVATION COMMITTEE

Draft: February 4, 2012

February 2, 2012

Approved: February 9, 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, Catherine Hertz (Clerk), Jon Holt, Alan McClennen (Vice-Chair), and Steve Phillips.
2. There was no public comment.
3. The minutes of the January 26, 2012 meeting were approved as corrected. 8-0-1
4. FY 2013 Community Preservation Applications
 - a. New Information
 - Federated Church – Two updates. Information from Harwich Heating regarding humidity and air conditioning. Also from Vincent Engineering (same subject). Jim Hadley stated that he needed more information from Vincent and has sent him an email.
 - Odd Fellows - \$56,000 is the new total for construction phase documents. Have not yet received detailed explanation of their funding and volunteer hours. Also waiting for code review.
 - Habitat – Jim Hadley distributed two handouts. Jon Holt said we need to have someone claim the historic house and property and restore it. 40b process will cost approximately \$15,000.
 - Fleck Property – At their last meeting the Open Space Committee discussed Twinnings Pond and said this is high on the priority list and recommended funding. Kris Ramsey, Administrator of the Conservation Trust handed out information and said they will go through the land grant process. OCT is asking to raise CPA funding. Julia stated that CP funds are extremely limited for Open Space. Part of the funding would have to come from bonding.
 - b. Preliminary Recommendations
 - Nauset Beach Access – ***On a motion made by Alan McClennen and seconded by James Hadley, it was agreed not to fund the Nauset Beach Access application based on Town Counsel's opinion that the proposed work does not appear to fit the legal criteria for CPA funding for Committee Administrative Expenses or for Recreational use. 9-0-0***
 - Affordable Housing Trust – (request \$70,000) - Replenish monies in fund. *Preliminary recommendation \$40,000.*
 - Habitat (request \$600,000) – Use reserve funds and transfer funds from Condo project. Jon Holt said that this is exclusive use money that has been put aside for many years and has never been used. The Affordable Housing Committee has said that the best way to move forward is to work with Habitat. Habitat has their own funding source. Cost is \$120,000 per unit. This is 5+ acres of property with no wetlands and the owner is willing to wait a year to be paid. Opportunity for that property to be affordable, historic and open space. *Preliminary recommendation \$615,000 to include 40b process.*
 - OHS Glass Plate and Lantern Slide Preservation (request \$7,000) – This is a continuation of a previously funded project. *Preliminary recommendation \$7,000*
 - Federated Church of Orleans Heating and Air Conditioning System (request \$121,000) – Not all the information requested has been provided. Project was completed before submitting a CPA application. In the past the CPC has not paid

for air conditioning. Alan stated that if we fund this, it could set a precedent. If they had contacted the CPC before starting this project the CPC could have give direction. *Preliminary recommendation; will not fund.*

- Odd Fellows Hall Restoration (request \$96,762.16) – Sue Christie still waiting for account and volunteer information. To this date the CPC has funded \$227,440. Need to have some display on their part for fund raising. They could use CPA funds to leverage raising private funds. Code issues need to be addressed. Need to engage someone to get property on National Register. What is the true cost to get to the next level? *Preliminary recommendation; Will not put a dollar amount on this request. Willing to consider funding some items essential to the project.*
- Fleck Property Acquisition II, Orleans Conservation Trust (request \$120,000) – This is good use of CPA monies. *Preliminary recommendation \$60,000 minimum.*
- Committee Expenses – *Preliminary recommendation \$10,000.*
- ***On a motion made by James Hadley and seconded by Alan McClennen it was agreed to the preliminary recommendations. 9-0-0***

5. Project Monitoring – Important Updates Only

- a. Hinckley Affordable Housing (Catherine Hertz) – Jon Holt said that they are very close to moving forward with this project. Sent two changes to Bob Murray at HECH for his signature.
- b. Putnam Farm (Catherine Hertz) - Catherine stated that an invoice amount of \$9,500 was incorrectly reported at the January 12 meeting. It should have been \$95. Alan reported that 25 people from Americore spent time cleaning up and getting rid of a lot of invasive plants. Paid three bills totaling \$789.41 to Daniels recycling.

6. There was no old business.

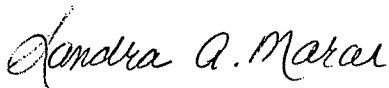
7. There was no new business.

8. Key Dates / Timeline – February Schedule

- a. Hearing 2/9
- b. Final Recommendations 2/9 or 2/16
- c. Liaisons to get in touch with their applicants regarding decisions and the hearing on February 9.

9. There being no further business, the meeting was adjourned at 7:21 pm.

Respectfully submitted,



Sandra A. Marai, Secretary
Community Preservation Committee