

COMMUNITY PRESERVATION COMMITTEE
Draft: January 25, 2013

January 24, 2013
Approved: January 31, 2013

1. The meeting was called to order at 5:00 pm in the Nauset Room at Town Hall. In attendance; Judith Bruce, Julia Enroth (Chair), Sue Christie, William Garner, James Hadley (arrived at 5:04 pm), Catherine Hertz (clerk), Jon Holt, Alan McClennen (Vice-Chair). Absent; Steve Bornemeier.
2. There was no public comment.
3. The minutes of the January 17, 2013 meeting were approved as amended. 6-0-1
4. Finance Director David Withrow re: Financing Options for Fleck/Twining Property Conservation Restriction Purchase (ATM Article 8); CPA Financial Updates.

David went over options:

- a. Do a bond anticipation note for one year. Could get an interest rate of ½%.
- b. Authorize at STM to pay off.
- c. Borrow at 1.3%

On a motion made by Alan McClennen and seconded by Judith Bruce it was moved to support Finance Director, David Withrow's suggestion not to pay off the bond for Twining Pond II and to continue the one year bond anticipation note to reduce the total indebtedness from \$120,000 to \$110,000.
8-0-0

5. FY 2014 Funding Options – Revenues, Possible Expenditures – Julia reviewed the worksheet
6. FY 2014 Applications – New Information, Other Application Considerations.

Old Firehouse Restoration Feasibility Study (requesting \$58,575) – liaison Bill Garner

- It was agreed to wait until next week to make a decision on this project. Waiting for Atty. Ford's decision on legitimacy of this application.
- Julia said they are waiting for Town Counsel's decision on the procurement process.
- Catherine would like to invite them back to answer some questions; cost of meeting, financials, budget, paid employees.
- Alan said we would need to know what remains of the original building.
- Need a **historic structure evaluation** report which would tell what is left of value, how should we look at this building in conjunction to the Orleans center? **What can be done with the building?**

- Timeline; Need from John Kelly and Atty. Mike Ford information on procurement issue and Town's position in terms of lease and licensing. Follow up meeting with applicant.
- Board of Selectmen approved application pending Town Counsel's decision.
- Historically CPC has made modifications to applications.
- Bill Garner to discuss these issues with them.

7. FY 2014 Preliminary Recommendations (Those items on which CPC members are preparing to act)

- a. Affordable Housing Support Funds (requesting \$5,000) – liaison Julia Enroth

On a motion made by Sue Christie and seconded by Judith Bruce, it was moved to accept the preliminary recommendation to fund \$5,000 to the Affordable Housing Support Funds. 8-0-0

- b. Eldredge Park Irrigation Well (requesting \$112,000) – liaison Jim Hadley
There was discussion on putting a five year timeframe on all projects in the future.

On a motion made by Judith Bruce and seconded by James Hadley, it was moved to accept the preliminary recommendation to fund \$112,000 for the Eldredge Park Irrigation Well. 8-0-0

- c. Meeting House Storm Windows Replacement (requesting \$9,450) – liaison Steve Bornemeier)

On a motion made by Alan McClennen and seconded by Catherine Hertz, it was moved to accept the preliminary recommendation to fund \$9,450 for the Meeting House Storm Windows Replacement. 8-0-0

- d. Old Firehouse Restoration Feasibility Study (requesting \$58,575) – liaison Bill Garner

Alan McClennen proposed to put them on the agenda pending legal review from Town Counsel.

8. There were no updates on current projects.

9. Community Preservation Plan Update, Historical Commission Recommendations.

- Alan has a draft for the Open Space portion and Jim has a draft for the Historic portion of the Plan.
- Discussion followed on the "Decision Guidelines."

On a motion made by Judith Bruce and seconded by Alan McClennen, it was moved to insert into the Decision Guidelines as an additional item #14 to read "Qualifications of any individual or team proposed to work on this project." 8-0-0

On a motion made by Judith Bruce and seconded by Alan McClennen, it was moved to add the last paragraph of the Historic Preservation proposal consideration to read, "Provide for an experienced and qualified professional individual or team to carry out the work. For example, experience may mean, in this instance, the accomplishment by a firm or single practitioner of at least two similar projects within the last five years, or evidence of work on at least three properties listed on the Nation Register of Historic Places within the last five years." 8-0-0

c. Julia reviewed Non-Profit and Town project worksheets.

10. Old Business – Community Preservation Coalition Dues, Other

On a motion made by Alan McClennen and seconded by Catherine Hertz it was moved to pay CP Coalition dues of \$2,500. 8-0-0

11. There was no new business.

12. Key Dates / Timeline

- 1/31 Application follow-up, preliminary recommendations
- 2/7 Public Hearing, possible final recommendations.
- 2/14 Final recommendations (if not done on 2/7)

13. There being no further business, the meeting was adjourned at 6:51 pm.

Respectfully submitted,



Sandra A. Marai, Secretary
Community Preservation Committee

**Reports on file at Town Hall