

*CMary*

**COMMUNITY PRESERVATION COMMITTEE**

February 7, 2013

Draft: February 13, 2013

Approved: February 14, 2013

1. The meeting was called to order at 5:00 pm in the Nauset Room at Town Hall. In attendance; Steve Bornemeier, Judith Bruce, Julia Enroth (Chair), Sue Christie, William Garner, James Hadley, Catherine Hertz (Clerk), Jon Holt, Alan McClennen (Vice Chair).

2. Public Hearing – Community Preservation Plan and FY 2014 Warrant Article Preliminary Recommendations.

- a. Julia called the Public Hearing to order and read the Public Hearing notice.
- b. The CP Plan (draft update) was distributed for review.
- c. Preliminary recommendations to be finalized for Warrant for Town Meeting.
- d. Julia gave a summary on the Introduction section of the Plan which includes study needs, possibilities, resources and use of the guidelines.

**The Community Preservation Plan**

- a. Alan McClennen gave a brief summary on Open Space.
- b. Sue Christie gave a brief summary on Recreation.
- c. Jim Hadley gave a brief summary on Historic Resources
- d. Jon Holt gave a brief summary on Community Housing

**FY 2014 Warrant Article Preliminary Recommendations - Julia read FY 2014 project application preliminary recommendations.**

**Project 1: Affordable Housing Development Support Funds**

**Applicant: Affordable Housing Committee**

**Amount Requested: \$5,000 Preliminary Recommendation \$5,000**

Summary: The Town has requested funds to design and install an irrigation well for the new irrigation system at Eldredge Park ball field and its west terraced seating area. The goal of the project is to eliminate municipal loading at this location by utilizing a non-potable well with benefits being cost avoidance for the water being consumed and water conservation.

**Project 2: Meeting House Storm Window Replacement**

**Applicant: Orleans Historical Society**

**Amount Requested: \$9,450 Preliminary Recommendation \$9,450**

Summary: The Orleans Historical Society seeks funds to replace the eight exterior storm windows at the historic Meeting House Museum, located at 3 River Road. The new storm windows and screens would include appropriate materials, hardware and a recessed style to comply with the antique structure and beauty of the building.

**Project 3: Old Firehouse Restoration Feasibility Study**

**Applicant: Orleans Community Partnership**

**Amount Requested: \$68,000 Preliminary Recommendation: \$68,000**

The Orleans Community Partnership, a licensee under the Board of Selectmen of the Old Firehouse at 44 Main Street in Orleans, has requested funds to study the restoration potential of this building. The Fire House is the first fire station ever built by the Town, having been constructed in 1925 following a Town appropriation of \$7,000. The initial focus of this request is to prepare an historic structures report to

fully understand the history of the building, the remaining historic artifacts and its reuse potential under the Secretary of Interior's guidelines. Follow that work, to be done by experts in historic preservation, the Orleans Community Partnership will convene focus groups to develop a building restoration plan including preliminary drawings and a budget so the Board of Selectmen and the Town Meeting can decide how to proceed to preserve this important part of Orleans history.

**Committee Expenses:**

**Maximum Allowable \$41,500**

**CPC Preliminary Recommendation \$25,000**

The Community Preservation Act permits the Committee to allocate up to 5% of annual revenues (surtax and state share) for operating and administrative expenses. For FY 2014, the 5% would be \$41,500 (total revenue estimated to be \$830,000). However, due to continued reductions in state funding, the CP Committee is recommending that only \$25,000 be used for Committee expenses (including legal consultation, maintaining records and, if funding permits, potential studies directed toward effectively realizing the Town's possibilities in the areas of recreation, open space, community housing, historic resources). Any and all unused funds at the end of the fiscal year revert to the fund balance for future projects.

**Community Housing Reserves: CPC Preliminary Recommendation: \$78,000**

In order that the Town can meet its CPA obligation to spend 10% of all estimated revenues for FY 2014 on Community Housing, the CPC is recommending that the difference between the 10% (\$83,000) and the FY 2014 project appropriation for Community Housing (Affordable Housing Committee \$5,000) be set aside for future Community Housing projects.

**Historic Resources Reserves: CPC Preliminary Recommendation: \$5,550**

In order that the Town can meet its CPA obligation to spend 10% of all estimated revenues for FY 2014 on Historic Resources, the CPC is recommending that the difference between the 10% (\$83,000) and the FY 2014 project appropriations for Historic Resources (Orleans Historic Society \$9,450 + Orleans Community Partnership \$68,000 = \$77,450) be set aside in reserves for future Historic Resource projects.

**On a motion made by Alan McClennen and seconded by Catherine Hertz, it was moved to close the Public Hearing. 9-0-0**

3. There was no public comment
4. The minutes of the January 31, 2013 meeting were approved. 9-0-0
5. FY 2014 Final Recommendation for May 2013 ATM CPA Warrant Article
  - **On a motion made by Alan McClennen and seconded by Judith Bruce, it was moved to have the preliminary recommendation of \$5,000 for the Affordable Housing Development Support Funds become a final recommendation. 9-0-0**
  - **On a motion made by Sue Christie and seconded by Alan McClennen, it was moved to have the preliminary recommendation of \$112,000 for the Eldredge Park Irrigation Well become a final recommendation. 9-0-0**



- On a motion made by Alan McClennen and seconded by Judith Bruce, it was moved to have the preliminary recommendation of \$9,450 for the Meeting House Storm Windows Replacement become a final recommendation. 9-0-0
- On a motion made by Judith Bruce and seconded by Jon Holt, it was moved to have the preliminary recommendation of \$68,000 for the Old Firehouse Restoration Feasibility Study become a final recommendation, pending approval of the Historical Commission. 8-0-1 (Steve Bornemeier recused himself.)
- On a motion made by Alan McClennen and seconded by Catherine Hertz, it was moved to have the preliminary recommendation of \$25,000 for Committee Expenses become a final recommendation. 9-0-0
- On a motion made by Alan McClennen and seconded by Judith Bruce, it was moved to have the preliminary recommendation of \$78,000 for the Community Housing Reserves become a final recommendation. 9-0-0
- On a motion made by Alan McClennen and seconded by Catherine Hertz, it was moved to have the preliminary recommendation of \$5,550 for Historic Resources Reserves become a final recommendation. 9-0-0

6. Project Monitoring – Important Updates

- a. Academy (Jon Holt monitor) - Jon stated that Peter Earle and another board member will attend next week's CPC meeting. Alan McClennen spoke to John Osman stating that we need to be sure that funds will be used as they were appropriated and originally voted on at Town Meeting.
- b. Habitat (Julia Enroth monitor) – Julia said they are seeking developers for historic rehabilitation of the historic house on the property. They rejected all current bids and will go out to bid again.
- c. Orleans Historic Society, Glass Plates (Jon Holt monitor) – Jon met with Tamsen Cornell to review progress.

7. There was no old business.

8. New Business – CPA Monthly Financial Report – Julia reviewed latest financial report.

9. Key Dates / Timeline

- a. 2/14 – Academy Playhouse and Fire House
- b. 3/7 – Regular meeting, and Julia to meet with the Finance Committee

10. There being no further business, the meeting was adjourned at 6:20 pm.

Respectfully submitted,

*Sandra A. Marai*

Sandra A. Marai, Secretary  
Community Preservation Committee

All reports on file at Town Hall

