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COMMUNITY PRESERVATION COMMITTEE  
Draft: September 7, 2014September 4, 2014  
Approved: 11-20-14

1. The meeting was called to order at 5:00 pm in the Nauset Room at Town Hall. In attendance; Judy Brainerd, Sue Christie, Julia Enroth (Chair), Catherine Hertz (Clerk), Alan McClennen (Vice-Chair), Ron Petersen. Absent; Paul McNulty, Gilbert Merrit, Meff Runyon.
2. There was no public comment.
3. Approval of August 7, 2014 minutes will be held.
4. Leedara Zola, Habitat for Humanity of Cape Cod Director of Land Acquisition and Permitting – Orleans Habitat Housing Update.
  - a. Leedara reported that the USDA held a tour of Beven Way.
  - b. Construction is a little delayed.
  - c. Expect Certificates of Occupancy for two homes in the fall. Two others in January 2015.
  - d. #10 wall raising is scheduled for mid September (the old farmhouse). The two adults work in Orleans and there are two school age children.
  - e. Habitat would like to partner again with the CPC.
  - f. Julia asked for a final report.
  - g. Alan stated that the CPC carries a \$350,000 line item for Affordable Housing.
5. CPC Appointments and Membership for FY 2015
  - a. Sue Christie was welcomed back as a member of the CPC.
  - b. Catherine Hertz is resigning. Catherine has been on the Committee since September 16, 2005. ***On a motion made by Alan McClennen and seconded by Judy Brainerd, it was moved to give a very special thanks to Catherine Hertz for nine years of effort starting with the conception of the CPC in Orleans. 5-0-1***
  - c. Paul McNulty has been reappointed from the Planning Board.
6. Federated Church of Orleans Preservation Restriction Request Re: Solar Panels
  - a. Judy Brainerd and Ron Peterson have been doing research on solar panels being installed on historic buildings. The Department of Interior's guidelines have been reviewed.
  - b. John Burlingame, from the Federated Church reported that the church's monthly electric bill is \$550. The panels would be put on either the roof of the historic building or on the building that was built in 1967. In either case, they will not be very visible. They are not in a position to request funds from the Committee. These are just preliminary discussions.
  - c. Ron Peterson read information gathered from the Dept. of Interior.
  - d. Michael MacDonald, member of the Federated Church, explained how solar panels work and how the company they are dealing with works.
7. Project Monitoring – Updates and Invoices
  - a. **OHS Architectural Drawings (formerly Land and Septic Survey)** (Gilbert Merritt monitor) – Perk test completed and passed.
  - b. **Putnam Farm** (Catherine Hertz monitor) – Access is their main focus. Working on installation of Town water. CPC grant was for \$47,500, of which approximately \$5,000 has been spent. Project needs a new monitor.
  - c. **Eldredge Park Irrigation Well** (Judy Brainerd) – Latest drilling didn't work. Project is on hold.
  - d. **Academy Playhouse Renovation** (Julia Enroth monitor) – No new information.
  - e. **Old Firehouse Restoration – Phase II** (Gilbert Merritt monitor) – Julia reported that the opinion from Town Council stated that new construction is not an option for use of CPA

funds. Steve Bornemeier met with the Board of Selectmen on September 3. There is a little over \$17,000 left in the grant. Alan reported on the Selectmen's meeting. He suggested paying for a peer review, with CPA funds, from an independent architect to show what the assets are and what needs to be done with the assets.

- f. **OHS Archival Preservation – Phase IV** (Meff Runyon monitor) – No new information.
- g. **Odd Fellows Hall Restoration – Phase VI** (Catherine Hertz monitor) – Grant Agreement has not been received. Will re-send one to Paul Davies' home post office address.
- h. **Sixth Habitat House – Bevan Way / Namskaket Rd.** (Julia Enroth monitor) – No new information.
- i. **Cape Cod Village** (Alan McClennen monitor) – Alan reported that Mike Ford has drafted the beginning of the Grant Agreement. Cape Cod Village has a Purchase and Sale Agreement extension until September 30, 2014. Alan explained the Grant Agreement. The agreement is satisfactory to the principle lender. Loan should be approved on September 9. Requires a signature from the Chair. of the Board of Selectmen and the Chair. of the CPC.

***On a motion made by Alan McClennen and seconded by Judy Brainerd it was moved to authorize Julia Enroth to execute the necessary agreement for the CPA funds only when Town Council, Michael Ford, authorizes it to be signed. Motion passed 6-0-0***

- j. **Canal House** (Paul McNulty monitor) – Julia read a memo from Jay Coburn requesting funds to help pay for a natural gas furnace. Discussion followed.
- k. **Town Wide Trail Guide** (Meff Runyon monitor) – Julia reported that an invoice for \$2,000 has been received.
- l. **Outer Beach Recreation Facilities Management Plan** (Judy Brainerd monitor) – No new information.
- m. **Orleans Community Playground Enhancement** (Ron Peterson monitor) – Ron reported that Josh Stewart wants to meet with the neighbors. Julia said we would not proceed with a Grant Agreement until all issues are resolved.
- n. **Open Space and Community Housing Support Funds** – Received an invoice from Cape Cod Village for legal expenses and an invoice from Open Space for appraisal of a piece of property.

8. Application forms were reviewed.

9. Finances were reviewed.

10. Key Dates / Timeline – CPC Meeting dates are 10/2, 11/6, 12/4

***11. On a motion made by Alan McClennen and seconded by Catherine Hertz, the meeting was adjourned at 6:40 pm. 6-0-0***

Respectfully submitted,

  
Sandra A. Marai, Secretary  
Community Preservation Committee

**\*\* Supporting documents on file at Town Hall**