

## **Community Preservation Committee Meeting Minutes**

October 20, 2016 - Town Offices, 2<sup>nd</sup> Floor Hearing Room

Present: Chris Fasciano, Chair; Craig Donaldson, Lucretia Giese, Andy Payne, Richard Shelden

Absent: Margaret Olson, Linda Conrad, John Valpey, Eric Zimmerman

Chris Fasciano called the meeting to order at 7:00 PM

Minutes of the October 6, 2016 meeting were reviewed and approved.

### **Updates**

No definite proposals from Town Archives have yet been received for its \$50,000 placeholder but are expected.

No definite proposal has yet been received also from Conservation and Recreation. Approaches and procedures applicable to a possible proposal were informally discussed, with recognition that they would have to be worked out by the CPC once a formal application was received.

### **Projects Reviewed**

FY18-01 - Annual Debt service for Town Hall renovations - Tim Higgins, Town Administrator

For Tim Higgins, who was unable to attend the meeting, Chris provided a brief history of the project. At the 2011 Town Meeting, the Town voted to approve the CPC's recommendation to provide \$1 million toward the project's total cost of \$6.8 million. The Town authorized a debt exclusion of \$5.8 million to fund the balance of the project. Since 2011, the CPC has recommended the use of CPA funds to pay down the debt service. The debt will be retired in 2041. After a brief discussion, the CPC made a motion to move the request forward to the public hearing in January. The motion was approved.

FY18-03, 04, 05, 06, 07 - Bemis Hall and Pierce House proposals - Michael Haines, Facilities Department

Michael Haines discussed five proposals involving Town buildings.

03 - Pierce House Exterior Painting and Associated Carpentry - \$50,000

Michael explained that of the requested \$50,000, \$40,000 was designated for painting and \$10,000 for exterior carpentry repairs. After discussion, the CPC determined painting fell into the category of "maintenance," which is not funded under CPA guidelines, but that the CPC could consider carpentry as "restoration" of an historic structure. Michael will refile the project for \$10,000.

04 - Bemis Hall Exterior Painting - \$30,000

This project was considered “ maintenance ” and therefore inappropriate for CPA funding.

05 - Pierce House Chimney Repair - \$5,000

06 - Pierce House Two Interior Bathroom Remodel - \$15,000

07 - Pierce House Kitchen Floor - \$10,000

These three projects were all considered to be “ capital improvements ” to an existing historic structure. The CPC therefore made a motion that these projects be moved forward to the public meeting in January. The motion was approved.

### **Further Business**

#### Updating

Michael reported that last year’s Bemis Hall basement refurbishing project, which came in at \$110,000, less than the \$290,000 approved, had been completed. The Codman Barn project was virtually finished as well.

#### Future Possible Requests

\* Pierce House for attendance to ADA requirements

Meeting adjourned at 7:55 PM.

**Next meeting on November 3, 2016 at 7:00 PM, Town Offices, 2<sup>nd</sup> Floor Hearing Room**

Respectfully submitted by Lucretia Giese