

**COMMUNITY PRESERVATION COMMITTEE MEETING:
MINUTES**

**Grace Gouveia Building 26 Alden Street
February 12, 2013 4:05 pm**

Members present: Dorothy Palanza, Stephen Milkewicz, Susan Cook, Ann Maguire, Barbara Prato, James Hall, Judy Cicero, Eric Dray, and Nancy Jacobsen

Other attendees: Community Housing Specialist Michelle Jarusiewicz; Town Manager Sharon Lynn

Chairman Dorothy Palanza outlined conversations and emails that she had with the CPA Coalition staff regarding her inquiry about the school's CPA request. That is, since town meeting has already allocated the full amount of funding, can it be funded under CPA? It appears from the response that it is not as CPA cannot replace funds under section 6.

Minutes:

Eric Dray MOVE to approve the minutes of 9/5/12; second Nancy Jacobsen; approved 5-0-4 [BP, AM, SC, SM].

Stephen Milkewicz MOVE to approve the minutes of 9/26/12; second Nancy Jacobsen; approved 4-0-5 [AM, BP, JH, SC, ED].

Ann Maguire MOVE to approve the minutes of 1/22/13; second Susan Cook; approved 5-0-4 [ED, JH, JC, NJ].

Public Hearing FY 2014 CPA Applications:

School: discussion with Superintendent Beth Singer re: \$400,000 request. Town Manager Sharon Lynn indicated that she was aware of the Chairman's conversation with the CPA Coalition and had a brief conversation with Town Counsel this afternoon. A written opinion will be forthcoming but Town Counsel indicates that there have been similar cases. Counsel believes that the case can be made that a CPA application had already been submitted, it was part of the discussion at town meeting and at other meetings with regard to the vote for the school project. Potential inclusion of CPA funds was the intent. The Chairman felt that if the CPA proposal had happened 1st, then OK, Ms. Roth quite clear that it cannot replace funds. The Town Manager indicated that the appropriation was from free cash and not debt service as referenced in the email from Ms. Roth. She suggested that the CPC await Town Counsel's opinion and gathering of all information.

Superintendent Singer apologized. She was not aware of this issue and had come prepared to present and discuss the proposal. She believes that it was clear at town meeting that the school was applying for CPA funds and that it was presented to the Board of Selectmen and the Finance Committee in the same way.

James Hall MOVE to await Town Counsel's opinion to make decision; Susan Cook second; approved 9-0.

Superintendent Singer indicated that the High School had been built in 1931 and has suffered damage to the exterior and interior of the building through water infiltration, deferred and improper repairs, heavy weather, wind, rain, and salt.

Tony Brackett: father of twins in the school and speaks in support of the application. Historic structure. Enrollment is increasing. Process of becoming International Baccalaureate Program. The Children are our future. The structural repairs are urgent.

Cass Benson: School Committee is in strong support of the proposal. The proposal preserves historic character. The school retains residents.

WOMR: Discussion with Justine Alten of \$50,000 request. Building constructed in 1844; in addition to the WOMR studio space, it is home to galleries and has a long history with the community. Building has suffered damage – pieces of the windows and trim are literally falling off the building. Member Stephen Milkewicz is a volunteer at WOMR.

Mike Carroll: speaks in favor of the proposal. The school was 1 of 3 original buildings and the only remaining. The bell tower was re-created. The building plays a considerable roll in the art community.

Vanessa Downing: speaks in favor of the proposal. She lived here year-round for 10 years, owned a business in town. Has supported the renovation of town hall, the library, and other buildings to uphold their beauty and protect and preserve history. She is a volunteer and on the Board of Directors. This is a community-based volunteer non-profit. She also supports the school's application.

Eric Dray supports the team hired by the School and their approach. He is still not sure about WOMR's. The estimate is incomplete. He supports restoring the building but there is a lack of specificity in the information. Wants an itemized list with cost for each. Ms. Alten indicated that she could email detailed revised estimate.

FAWC/Barn: Member Stephen Milkewicz is an abutter and did not participate in the discussion. Presentation by Bob Bailey representing Executive Director Mike Roberts who had a conflict and Derek Burgess from Cape Associates. Mr. Bailey outlined the history of the building and the need for the renovation. Mr. Burgess indicated that no significant repairs had been done since 1989, the windows are non-functional and leaking. The trim is rotten. Only doing the necessary improvements. Everything will be replaced in-kind, in wood, with matching colors in accordance with historic.

Cemetery: Cemetery Commission Chair Richard Olson provided a brief update of phases 1 [assessment complete with some stones restored] and 2 [about to be put out for bidding process after proposal process was appealed]. This Phase 3, \$50,000 request, is for dune restoration, cemetery entrance, and paths.—projects 3 and 4 should be done together. Cemetery Commission will return in the future with requests for other cemeteries as they are all historic and in need of attention.

Recreation/Basketball Court: Rec. Director Brandon Motta and Recreation Commission Chairman Treg Kaeslau updated the committee regarding their evaluation of optional surfacing. They looked at 3 options including tiles, concrete, and asphalt. Their preference is the asphalt with an acrylic coating which is more durable and provides better traction. Re-seal surface in 4 to 5 years. Asphalt is less expensive than concrete. The estimated budget is \$72,196. Currently there is a 12' chain link, they will replace with a 12' vinyl coated chain link fence. Layout remains the same. There is a lot of community support.

Member Ann Maguire indicated that in the future should send correspondence to all interested parties, for example, the correspondence regarding the school's proposal should have been sent to the School Superintendent.

Housing Office/CPA Administration: \$44,291 request. The Grant Administrator outlined the request which essentially mirrors FY 2013 for a shared part-time position for housing office, CPA administration, and grant administration with some funds from grants. Discussion regarding Square-table meeting and housing issues identified including gaps at the very low income level and at the just above income eligibility level. There were a very high number of applicants. There are ongoing very long waiting lists including at Maushope for seniors. For future consideration, a local voucher program may be considered to provide additional subsidies to those in need. Other communities have them such as Chatham and Harwich, and some are initiating such as Eastham and Dennis.

Town Meeting Preparation: Contact WOMR, need info ASAP. Contact Ted Malone for update on Stable Path. Grant Administrator to prepare an options spreadsheet. Need Town Counsel opinion for the school proposal.

Next Meeting: Monday, February 25, 2013 at 4:00 pm. Warrant closes on March 1st at 11:00 am so CPC will need to vote on recommendations.

Documents:

CPA FY 2014 requests summary

CPA Coalition email chain

Minutes 9/5/12; notes 9/26/12, & 1/22/13

Adjourned 5:39 pm.

Submitted by:

Michelle Jarusiewicz,

Community Housing Specialist & Grant Administrator