

Town of Easton  
Community Preservation Act Committee  
Meeting Minutes

Date: March 3, 2011  
Location: Mary Connolly Meeting Room

**Members in Attendance:** Ed Hands, John Grant, Lee Williams, Dennis Sheedy, Jim Lee, Greg Strange, Jay Rose, Bill O'Neill, Kevin McIntyre

**Members not in Attendance:** None

**Others in Attendance:** Brad Washburn

**Call to Order:** Meeting called to order by Lee at 7:00 PM.

**Other Business:** Grant updated the Committee regarding finances from Wendy Nightingale, which is based on a conservative projection over the next 2 years, and does not include a projected payback from Shovel Shop. The Committee can fund all proposed projects, with \$4 million short for 1 project.

**Review priorities for applications:**

Historical Commission Recommendations– Hands:

1. Tim Harrigan \$15,000.
2. Queset Garden, \$120,000.
3. Evangelical Congregational Church: The Historical Commission voted 4 to 3 to support an amount up to \$134,500 for slate simulated shingle, with the following stipulations - require a Preservation Restriction be in place prior to contracting, other synthetic materials to repair the exterior of church cannot be used, and require additional bids. Washburn asked if synthetic materials are covered by CPA funds. Rose questioned the structural integrity of the building. Hands stated a structural integrity study was done and the building is in good shape, with no water damage to the structure. Hands stated this church is the only historic building in a potential historical registry district, and recommends worth saving.
4. Oakes Ames, recommending up to \$140,000 with the anticipation of obtaining matching funds.

Hands stated the total Historic expenditure is \$400,000.

**Motions to Recommend:**

After applications were discussed in detail, motions were made on each:

Affordable Housing Action Plan - requesting \$207,500; Habitat requesting \$50,000: Hands motioned to set aside \$25,000 for Habitat, 2<sup>nd</sup> Strange. Discussion - Rose recommends funding the \$50,000 requested by Habitat. Hands & Grant recommend Habitat request the remaining \$25,000 later this year when funds are replenished.

- Motion by Hands to recommend \$207,500 requested by AHT, 2<sup>nd</sup> Rose, unanimous.

- Motion by Hands, 2<sup>nd</sup> Strange, to recommend funding Habitat for Humanity \$25,000 and have Habitat return in September to request the additional \$25,000, unanimous.
- Motion by Hands, 2<sup>nd</sup> Strange, to recommend funding \$15,000 for Historical staffing personnel, unanimous.
- Motion by Hands to expend up to \$140,000 for Oakes Ames Memorial Hall exterior restoration, contingent upon the applicant receiving matching grants for completion of their request

Williams moved to recommend funding the Trustees of Preservations request for \$500,000 for a preservation restriction on property at 35 Oliver Street. Discussion - Grant stated the Conservation Commission voted in favor of recommending this project as their 2<sup>nd</sup> priority, with their 1<sup>st</sup> priority being Chestnut Street site for recreation purposes. Hands asked how the figure of \$500,000 was arrived at for an open space restriction. Grant stated the figure is based on a percentage of value of land. Rose stated he supports the project. Hands is not voting on this application request based on his concern of lack of funding for upcoming priority parcels. Trustees of reservations to write restriction and present at TM per Grant.

- Motion by Williams to recommend funding the Trustees of Preservations request for \$500,000 for a preservation restriction on property at 35 Oliver Street, 2<sup>nd</sup> Rose, unanimous with Hands abstaining.

Hands recommended an amount up to \$134,500 for Evangelical Congregational Church roof repairs. Rose stated he had reservations with funding this project based on congregation size, esthetics, and questions the historic value of the building. Hands emphasized his support of this project based on the historical value of the building.

- Hands moved to expend an amount up to \$134,500.00 for a shingle roof for Evangelical Congregational Church, contingent upon the applicant obtaining additional bids, a preservation restriction be in place prior to contracting work, the preservation restriction will include that all future outside work will maintain original materials, the church is to get bids for slate to reduce the cost of the project, and Brad Washburn will consult with Mass Historic Commission or CPC Alliance to determine if this is a fundable project due to the materials being used, 2<sup>nd</sup> Sheedy, unanimous with Rose abstaining.

Strange suggested in the future that the Committee require multiple bids from all applicants in an effort to save funds and reduce amounts requested in CPA funds. Lee stated the Committee is not bound to approving the amount requested, and could consider altering funding requests.

Queset Garden - Williams supports this project fully, and does not favor cutting back on this request.

- Williams motioned to recommend funding \$120,000 requested for Queset Garden Phase II stage restoration and handicap access installation, 2<sup>nd</sup> Grant, unanimous.

Chestnut Street – Washburn requested payment for town engineers in the amount of \$2000.00 to be taken out of administrative.

- Motion by Hands to approve payment of \$2000 for town engineers, to be taken from administrative funds, 2<sup>nd</sup> Grant, unanimous, with Rose absent.
- Motion by Grant, 2<sup>nd</sup> Hands, to purchase 15 ½ acre parcel of land (+/-), on which will be a turnkey recreational usage and conservation land, and to consist of multiuse recreational fields, unanimous with Rose absent.

Next meeting: March 17<sup>th</sup>.

**Adjournment:** Motion Lee, 2<sup>nd</sup> Sheedy, meeting adjourned at 8:45 pm.

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Karen Gilbride-Raynard, Secretary      Date

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Avery Lee Williams, Clerk      Date