

Town of Easton
Community Preservation Act Committee
Meeting Minutes

Date: February 24, 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: Fred Ames (Oakes Ames Hall); Madeline Horton, James Thomas, James Fowler (Ames Free Library); Donna DiBonia, Tim Harrigan (AHT); Martine Taylor, Rajani Mitchell (Habitat for Humanity); Wesley Ward, Wayne Beitler (Trustees of Reservations); Bob Alger, Billy Sullivan, Bob Sullivan (Evangelical Congregational Church)

Call to Order: Meeting called to order by Lee at 6:32 PM.

Approval of Minutes: Lee moved to amend the wording with regards to AHT grant funding and stating the CPC made no change in its procedure.

Motion by McIntyre, 2nd Sheedy, to amend the minutes of 2/10/11, unanimous with Grant, Williams & Strange abstaining.

Motion by Hands, 2nd McIntyre, to accept the 2/10/11 minutes as amended unanimous, with Grant, Williams & Strange abstaining.

Presentation from CPA Applicants:

6:30 PM - Oakes Ames Memorial Hall Exterior Restoration - Frederick Ames stated the front of the building has mortar failure and deterioration, with rain water seeping in through the mortar joints, and in recent years there has been more noticeable deterioration. Mr. Ames stated a study done in 2001 recommended replacing the mortar joints at the east front of the building. Mr. Ames will contact the MHC to apply for matching grant funds; grant application is due to MHC by 3/25/11, with a determination to be made by June, which is after Town Meeting. McIntyre asked if funds asked for (\$279,000) is solely for waterproofing? Mr. Ames stated \$279,000 is the cost of waterproofing the east front side of building.

6:45 PM Ames Free Library Queset Garden Phase II – Madeline Horton stated AFL is requesting funds in the amount of \$120,000 for stage restoration and handicap access installation. Hands stated this year is the 100th anniversary of the gardens with several events being planned. Ms. Horton stated the stage needs repair as it is unsafe, and restoration will make it more useable as a public performance venue.

7:00 PM - AHT: Implementation of Affordable Housing Trust Action Plan – Donna DiBonia stated the AHT recommends the Habitat for Humanity proposal be funded, but is concerned funding the Habitat project precludes funding for other AHT projects. The committee reassured DiBonia that funding one AHT project does not affect funding on other AHT projects.

7:15 PM - South Shore Habitat for Humanity Affordable Housing Production – Martine Taylor & Rajani Mitchell showed a PowerPoint presentation detailing specifics of the organization. Habitat has submitted an application requesting \$50,000 in CPA funds. Sheedy asked about the family selection process and if there are specific criteria for selecting a family. Ms. Mitchell stated advertisements are placed throughout various medias to inform the public, that there is criteria required to be met in order to be considered for selection, and that local selection is based on the number of Habitat House units in the Town.

7:30 PM The Trustees of Reservations: Preservation Restriction – Wesley Ward & Wayne Beitler (Trustees reps) are requesting \$500,000 in CPA funds for a preservation restriction for property located at 35 Oliver Street. In discussions with the Ames family, it is their vision to protect most of the property and provide this area as a public park consisting of a visitor center with a full time park officer. The Trustees has requested state funding, McIntyre asked what the likelihood of receiving monies is? Beitler stated state funding varies and the amount received cannot be estimated. The Trustees are also looking for funding from foundations.

7:45 PM Evangelical Congregational Church of Easton Exterior Restoration) – Bill Sullivan, Bob Sullivan, Bob Alger: Mr. Bill Sullivan presented an estimate from O’Lyn Roofing for a new roof using synthetic slate with the original slate being removed. Hands asked if other structural issues have been identified. Mr. Bill Sullivan stated when inspecting roof, the building was thoroughly inspected and was found to be remarkably structurally stable. Hands (Historical Commission rep) stated he cannot make a recommendation on this application based on the new estimate not being received by the Historical Commission prior to tonight’s CPA meeting.

Review priorities for applications with representatives of Conservation Commission, Historical Commission, and Affordable Housing Trust

Hands asked if the Committee had received information on funds availability from Wendy Nightingale. Grant stated the updated availability of funds report had not yet been received from Wendy.

The Committee scheduled its next meeting for Thursday 3/3/11 to discuss and make decisions on applications received pending funding availability report from Nightingale.

Hands stated the Historical Commission priorities are as follows:

1. Tim Harrigan staff support.
2. Evangelical Congregational Church.
3. Queset Gardens.
4. Oakes Ames Memorial Hall.

Adjournment: Motion Lee, 2nd McIntyre, meeting adjourned at 9:15pm.

Karen Gilbride-Raynard, Secretary Date

Avery Lee Williams, Clerk Date