

Town of Easton
Community Preservation Act Committee
Meeting Minutes

Date: August 27, 2009
Location: Mary Connolly Meeting Room

Members in Attendance: Patricia Hunt, Ed Hands, John Grant, Lee Williams, Dennis Sheedy

Members not in Attendance: Christine Santoro, Len Cidado, Colleen Less

Others in Attendance: Madeline Holt Mielde and members of the library board of trustees; John Ventresco, Greg Galer, and Alice Savage

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

Application for Funding – Robert and Joanne Carroll, 670 Rear Washington St. (Dean Mill)

The proponent was not in attendance; Ed Hands presented the project. The appraiser stated that the valuation of the historic preservation restriction for the Dean Mill must be based upon the costs of restoring the building as the best use of the property is to tear the building down. Therefore, because the appraisal was based upon an “in place” restoration, it needed to be corrected as the project proposed moving the building. Several questions were asked by the committee – had an engineer certified that the building could be safely moved? Ed indicated there was no certification. The committee was concerned that the building would fall down while it was being moved. Ed indicated that there was a pending permit to demolish the building, the delay of which expired in January, before the next town meeting. The owner wanted to demolish the building and this proposal was the best that the town could get at the present time to try to save the mill. The owner said the building had to be moved to make the project economically feasible and his proposal included using some of the site as a car wash. In response to the question as to when the funds were proposed to be paid for the historic preservation restriction, Hands stated the funds would not be paid until after the building is moved and successfully restored to the town’s satisfaction and the owner was in agreement with this.

In response to a question as to what is at the mill presently that would be preserved, Greg Galer indicated that the water wheel and the grinding stone were no longer on site, but the gears of the mill-works were still there and would have educational value. He stated the appraisal had to be changed to delete the painting of the barn as the barn (\$7500) was not to be included in the restriction. It was also agreed that the costs of installing a septic system, heat and water to the building (\$45000) should not be borne by the town, as they were not necessary for the restriction or the 12 days proposed for public access, but there needed to be some electric lighting for safety. And as the project did not include restoration in place, the costs attributed to site work, repairing broken

dam/waterfall/raceway walls attributed to restoration in place, should be reviewed and/or deleted. The appraiser should review the new proposed project and adjust the appraisal as needed and get back to the committee.

- Motion Williams, 2nd Hands, to ask for a placeholder for an article for the Special Town Meeting with the matter to be decided by the committee at the 9/10 regular meeting when the amended appraisal comes back. Unanimous.

Application for funding – Ames Free Library – Winthrop Park at Queset, 51-53 Main Street

Madeline Holt and Kath Holland made a power point presentation regarding the project. The project is located on town-owned property, leased to the library. There were several questions and discussion regarding ownership of the property and the requirements of the library's lease with the town, whether this project could wait for the annual town meeting, project costs, other funding sources, the phasing of the project and what this phase would accomplish. After discussion,

- Motion Williams, 2nd Grant, to support recommending funding for the project in the amount of \$69,400 at the special town meeting. Williams, Grant, Hands, Sheedy in favor. Hunt opposed.

Next meeting: 9/10/09.

Motion to adjourn Hands, 2nd Grant. Unanimous.

Meeting adjourned at 8:45 p.m.

Patricia Hunt, Temp. Recording Secretary

Avery L Williams, Clerk