

**Community Preservation Committee
November 8, 2023
Hybrid Meeting Minutes**

PRESENT

Joseph Sheehan, Chair
Catherine Walsh, Vice Chair
Julie Barbour-Issa
Cheryl Doyle
Maria Gallesyan
Joe Greeley
John Hall
Matt Lane

Kristen Phelps, Community Preservation Coordinator
Emily Manning, Recording Secretary

ABSENT

Patricia Griffin Starr

CALL TO ORDER

The meeting was called to order at 5:30 P.M.

MEETING MINUTES

MOTION to approve the minutes of the October 11, 2023 meeting, as amended, made by Joe Greeley.
Seconded by Cheryl Doyle.

Roll Call Vote:

Catherine Walsh: **Abstained**
Matt Lane: **Aye**
Julie Barbour-Issa: **Aye**
Cheryl Doyle: **Aye**
Maria Gallesyan: **Aye**
Joe Greeley: **Aye**
John Hall: **Aye**
Joseph Sheehan: **Aye**

Result: 7-0-1 (Motion Passed)

2023-2024 CPA GRANT ROUND- STATUS OF APPLICATIONS

Deadline for final applications is Friday, November 17, 2023.

Washington Fire Bells

The applicants received support from the Board of Selectmen for the proposed project. In response to questions about where the bells would be located following restoration, the proponents noted that one of the bells was proposed to be returned to the Public Safety Building, while the other was planned to be displayed on Washington Street.

Day House Fireplace Restoration

Mr. Lane confirmed that the applicants were prepared to turn in a full application for the project.

St. Gabriel's Chapel

Ms. Doyle shared information she found from the 2018 application for St. Gabriel's Chapel. \$150,000 was requested for window removal, restoration, storage, and reinstallation, which was believed to have been completed. It is not clear whether the prior work was under a warranty. There were also questions as to what work was done to the roof as part of the 2018 restoration project. Ms. Phelps and Ms. Doyle were planning to comb through project files from the previous application.

Annual Town Reports

This is the third request relating to restoration of old Annual Town Reports. Based on the information provided, it appears that this would restore reports up through the 1920's, but the exact dates should be available in the full application. Discussion about the need for the Historical Commission to review projects and make findings regarding historical significance followed.

Town Hall Artwork

The applicants are moving forward with a full application.

Stained Glass Windows

Per the request of other members, Mr. Hall, who is also a member of the Library Board of Trustees, had a discussion with Library Director Clayton Cheever regarding the Stained Glass Windows. While Mr. Cheever was aware of the history of the windows, he was going to reach out to Ms. Phelps and Tony Mazzucco, as he was curious where exactly the windows would be installed in the Library after completion. Ms. Phelps added that Mr. Cheever had reached out, and she would be looping him into discussions over the project. Mr. Hall expressed the need for the Committee to know exactly where the rehabilitated windows would be installed following restoration.

Memorial Hall Benches

A full application for this project is expected. Ms. Walsh questioned the totality of the projects being submitted by the General Manager's Office. She felt it could dilute the work that the group was trying to do, as the General Manager's Office had submitted more projects than last year, and at a higher cost. Ms. Barbour-Issa pointed out that a five-year plan may be helpful for the Committee. Ms. Doyle echoed Ms. Walsh's concerns, noting that the Town Hall could be restored in the future, leaving newly restored items needing special storage at a cost. Further discussion about future historical projects followed. Mr. Hall acknowledged that while the projects submitted by the General Manager's Office were low impact for either side, the projects were still legitimate, and would only come up again if not approved. He agreed that a five-year plan may be helpful in informing which historical projects to pursue. He also believed that more information on the project applications, as well as future plans from the General Manager's Office would be helpful to the Committee.

Shared Housing Service Organization

A contract for the vendor for this work was recently executed and activity is just getting underway. Further information and feedback about the services being provided should be available as part of the full application.

Vernon Street Veterans Housing

Mr. Sheehan noted that given the amount of money being requested (\$1,000,000), it would be an involved process before the project made it to Town Meeting. Mr. Lane reported that he, along with many other Town representatives, had met with Caritas Community Care, the sponsor for this project. Caritas explained their vision and plans for this project, and Mr. Lane believed it seemed like a good idea. Mr. Hall was curious if the idea of payment installments had been brought up for this plan. Ms. Phelps explained that a bond for a project was possible, but that would require a 2/3 vote at Town Meeting. She

also stated that she had previously spoken with the MA Housing Partnership about this project, and they might be willing to attend a future meeting to speak with the Committee about their options.

Ms. Doyle raised concerns about the possibility of the property being sold after funding was awarded. Ms. Phelps stated that any grant agreement would require repayment if the project did not get constructed. Further discussion about how to condition such a project followed. The overall consensus was that this was a great project, but the Committee had many questions for both Caritas and Town Counsel.

Morse Hill Veterans Park

Ms. Phelps had met with Bob Donnelly of the Board of Selectmen to discuss the project. Mr. Donnelly explained to her that quotes for the project were coming in higher than expected, so the full application may have a higher amount requested than what was quoted in the pre-application. He was estimating that the total cost would be around \$85,000.

Airport Playground

Ms. Phelps stated that the applicant is seeking additional grant funding to supplement the State earmark. In addition, it appears that the funding request may be less than the amount noted in the pre-application. The applicants were willing to provide a site-walk to the Committee, so they could see exactly where the park would be located.

Tiot Trail Bridging

Mr. Greeley, who is also on the Trails Committee, stated that they had met with the Conservation Committee, the Board of Selectmen, and the Airport Committee regarding the project. All three boards had voted unanimously to support the project. Mr. Greeley explained that while the Airport Committee had voted to support the project, due to complexities of the property, it had to be brought up to the FAA and MassDOT for approval as well. Lee Leach, a representative of the Trails Committee, added that the full application would further detail costs associated with the project. Mr. Greeley added that the Neponset River Watershed Association was also committed to assisting with the project. Ms. Doyle wondered if local businesses would be willing to donate to the project. Mr. Greeley noted that he had reached out to Blue Hills Regional School for assistance.

Shattuck Park Improvements

The project was discussed at a Board of Selectmen meeting. As there were past neighborhood concerns over the project, it was decided to not do construction but instead conduct a study on the park. CPA funding could possibly be used for the study. Further discussion about prior proposals at the property and the issues and concerns raised through that process followed.

PUBLIC HEARING SCHEDULE FOR PROJECT PRESENTATIONS

Public hearings were proposed for January 3, January 10, January 24, and January 31, 2024.

CPC members discussed when to schedule public hearings and how to structure these hearings. Given the volume of applications, it seemed as though at least 3 meeting dates would be needed. The group discussed the possibility of having a time schedule to keep the hearings on track. Mr. Hall was curious where the public hearings would take place. Ms. Phelps was planning to schedule the hearings for Wednesday's, and reaching out to find out what works for the applicants. A meeting space would need to be secured prior to the public hearing notice being posted. Mr. Hall stressed securing dates and meeting locations.

DRAFT 2024 CPC MEETING SCHEDULE

Discussion continued to a future meeting.

FINANCIAL REPORT

An updated financial report is being developed. It is likely that the State match for the current fiscal year will be significantly less than the Town received in prior years. The CPC used an estimated match of 10% in FY 24; hopefully that figure will be closer to 20%. FY 25 is likely to see a low match as well.

OTHER BUSINESS

Ms. Doyle wondered if Ms. Phelps had copies of all receipts that had been paid out by the CPC over the years. Ms. Phelps stated that she was able to access that information in the MUNIS system, but anything prior to the use of that system would need to be located physically. Mr. Greeley noted that it may be helpful to go over CPA funding procedures during a future meeting.

ADJOURNMENT

MOTION to adjourn the meeting made by Cheryl Doyle. Seconded by Joe Greeley.

Roll Call Vote:

Catherine Walsh: **Aye**

Matt Lane: **Aye**

Julie Barbour-Issa: **Aye**

Cheryl Doyle: **Aye**

Maria Gallesyan: **Aye**

Joe Greeley: **Aye**

John Hall: **Aye**

Joseph Sheehan: **Aye**

Result: 8-0-0 (Motion Passed)

The meeting was adjourned at 6:36 P.M.

Minutes respectfully submitted by Emily Manning