

TOWN OF WENHAM

Community Preservation Committee  
Meeting Minutes of January 28, 2016  
Wenham Town Hall, 138 Main Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30 A, §§ 18-25, written notice posted by the Town Clerk delivered to all Committee members, a meeting of the Community Preservation Committee (CPC) was held in the Selectmen's Meeting Room on Wednesday, January 28, 2016 at 7 PM.

With a quorum present, Ms. Davis called the meeting to order at 7 PM

Committee Present: At-Large Members Harriet Davis, Chair; Patrick Waddell, Clerk; Tom Starr.

Town Representatives: Arthur Burt, Wenham Housing Authority; Denis Curran, Joint Recreation Board; Vice Chair Leo Maestranzi, Conservation Commission; Virginia Rogers, Planning Board;

Not Present: Barbara Locke, Historic District Commission; Kennon Anderson

Also Present: Peter Lombardi, Town Administrator; Catherine Tinsley, Recording Secretary

Public Information:

Recorded with permission by HWCAM

Agenda

Minutes

Applications – First Church; Veteran's Memorial; Cemetery Commission

Approve Minutes - November 2, 2015; January 13, 2016

*Vote: Mr. Waddell moved to approve the minutes for the November 2, 2015 and it was unanimous to do so.*

The January 13, 2016 minutes were held for review and deferred to a future meeting.

Chair Update - Ms. Davis stated that she sent a memo to the Selectmen and accidentally copied the Committee; this email was provided for public record.

Ms. Davis said she sought counsel if CPA funds could be used to build a shed and was informed a shed to preserve an historic artifact (Enon One), was allowed.

Kopleman & Paige was recently hired as Town Counsel for Wenham. The firm was asked to opine whether CPA funding could be given to a church. This information will be provided to the Committee.

The purpose of this meeting was for the Committee to hear presentations of submitted applications for CPA funding.

First Church - Wenham's Bell, Clock and Spire Expenses \$196,000

Mr. Waddell introduced Bill Weihs, Trustee, resident of Wenham, who gave an overall summary of the First Church's application for CPA funding.

Also present for the church, not participating: Rich Hayes, Moderator; Dick Flynn & Fred Hale, Historians; Janet Collett former Trustee; Peter Hersee, member; Jim Farnham, Building Supervisor; Reverend Duda

Mr. Weihs referred to the detailed information included in the application for historic preservation of the bell & clock tower on the First Church in Wenham by first stating that the initial application for CPA funding was filed too late to be considered in 2015. An amended application was filed for 2016.

The historical significance between the Town and the church was highlighted including a review of the history of the First Church in Wenham, which served as the Town's meetinghouse from 1644 until 1855 until the town hall was built. The church is one of four iconic historical buildings in the Town's square.

In 1930 a clock with chimes was approved and installed. Since then, the Town has had the responsibility to maintain the clock.

Preservation Timber Framing of Maine historically restored the church steeple and clock tower in 2015 with no visual changes to the structure. A detailed report of the restoration is included in the application.

The detail of the restoration of the Town's clock included scraping and painting the face, gold leafing the numerals, minute markers, and hands. The Wenham Historic District Commission approved this work.

## APPROVED 4.12.16

Although there is no guarantee the clock will work, the inner workings of the clock are pristine and expected to be in good working condition.

The work has been paid for through the church endowment. It was noted that Counsel opined CPA funds could be awarded for finished private projects.

The Committee was informed the general consensus around town is that the Town clock and bell tower is an important visual artifact of the town and should be supported by CPA funds.

### Veteran's Memorial Committee - \$10,000

Bruce Blanchard, Chair of the Veteran's Memorial Committee was present to talk about the application for CPA funds to be used to complete the last phase of the landscaping for lawn and shrub installation around the Veteran's Memorial.

The Veteran's Memorial Committee has received a total of \$35,000 from CPA funding toward the total project that exceeded \$246,000 and was mostly paid for by donations.

The meeting was opened to the Committee for questions/comments.

### Main Street Cemetery - \$35,000

Gary Cheeseman, Chair of the Cemetery Commission, gave a brief summary of the application to finish the restoration of the historic restoration of old head stones in the older section. The stones are righted, preserved, and repaired to last decades.

The restoration of headstones on the hill, which date back to the 1600's, was completed a few years ago. There was support to continue with the same company that had previously done headstone restoration in the Main Street Cemetery provided proper bidding procedures were followed.

The meeting was opened to the Committee for questions/comments.

### Discuss Draft Bylaw - To lengthen and stagger terms

Ms. Davis explained the current appointment to the CPC ends on May 31<sup>st</sup>, and each term is for two years. all other town boards are appointed through June 30. Five of the CPC are representatives of Town boards or committees. The new by law calls for three-year terms for a maximum of two consecutive terms. The terms of the four members at large would be will be staggered.

### Lakeview update

Ms. Davis explained the Lakeview Golf course is coming out of Ch. 61 and the Board of Selectmen must make a decision to act on the Town's right of first refusal to purchase the Lakeview property. The property owner has identified they have a buyer of the property who will build age restricted condos. The BOS must decide at their February 16 meeting. A Lakeview Advisory Committee has been appointed by the BOS to consider municipal uses, costs / revenues to the town if the property is purchased by the Town.

Three CPC members are serving on the Lakeview Committee, Tom Starr, Pat Waddell, and Arthur Burt.

The Town has submitted an application for CPA funding if the Town purchases the property.

A discussion ensued. Mr. Lombardi contributed to the discussion saying maps will be on the web site as well as other information.

The CPC scheduled meetings:

Monday February 1, 2016 to continue with presentations

Wednesday February 10, 2016 meeting will be for deliberations/vote.

### Adjournment

The CPC unanimously adjourned at 8:42 pm.

Respectfully submitted by

Catherine Tinsley

2.15.16

## Peter Lombardi

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**From:** Patrick Waddell <pwaddell4@yahoo.com>  
**Sent:** Wednesday, January 27, 2016 4:26 PM  
**To:** Peter Lombardi  
**Subject:** Fwd: Lakeview

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Patrick Waddell <[pwaddell4@yahoo.com](mailto:pwaddell4@yahoo.com)>  
**Date:** January 27, 2016 at 4:21:41 PM EST  
**To:** [Hpdavis@aol.com](mailto:Hpdavis@aol.com)  
**Subject:** Re: Lakeview

Hi Harriet,

To avoid any appearance of impropriety, this email should probably be entered into the public record.

Thanks,  
Pat

Sent from my iPhone

On Jan 20, 2016, at 10:00 AM, [Hpdavis@aol.com](mailto:Hpdavis@aol.com) wrote:

Good morning,

If we are to buy this property, I advise against using any CPA funds as it would limit future use of the property dramatically. Better to do as we do with the town hall-police station bond--fund the portion of the debt service that is applicable to any of the CPA mandates.

This also would leave substantial balances in CPA accounts should Canaan Farm or other Chapter land come before the town. I suggest that a list of all chapter land with acreage and current tax assessments be made available asap.

I also point out the risk of the town's exercising the option to buy Lakeview without adequate support to fund the purchase at town meeting. If the funding fails, a 40B developer could have free rein to build anything there. Therefore it is critical to find out if there is support among the school parents who did not seem to be represented last night--email, a straw vote, flyers placed around town, etc.

Finally, I ask whether any conservation or land bank organization might be interested such as Greenbelt to whom we might assign our option.

Harriet

Harriet Davis  
(978) 468-4804