

Town of Wenham

Community Preservation Committee
Meeting Minutes of February 10, 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, February 10, 2016 at 7 PM.

With a quorum present, Ms. Davis called the meeting to order at 7:02 PM

Committee Present: At-Large Members Harriet Davis, Chair; Kennon Anderson; 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; Barbara Locke Historic District Commission; Catherine Tinsley, Recording Secretary

Public Information:

Agenda

Applications

Email Memo Peter Lombardi/ Town Counsel

Minutes – Held

Discussion and recommendation on applications First Church, Cemetery, Veterans' Memorial, Enon 1, Recreation Department Field Study, Winthrop Playground

The purpose of this meeting was for the Committee to discuss the applications received/presented and make a formal vote to recommend to Town Meeting for the appropriate of Community Preservation funds.

The Chair stated no additional public comments would be taken.

It was confirmed that this year's the CPA fund surcharge match was \$479,000 total.

Mr. Maestranzi reminded the Committee to vote accordingly for what is best for the town and not with their hearts.

The mandatory 10% (\$48,000 for FY 16) must be credited to Open Space, Historic Preservation, and Community Housing. The remaining funds are unallocated and put into the general fund for discretionary allocations.

The Committee discussed the applications and reviewed the information.

The Chair called for a vote on each application to recommend, or not to recommend favorable to town meeting.

1. Historic: First Church restoration & repair of the Town clock

The Town Administrator provided the committee with a copy of the email from Town Counsel confirming the town should enter into a grant agreement with the church should the CPC recommend, and town meeting approve, any CPA funds for this (clock & bell tower) application.

Committee reviewed the cost of the clock restoration, including scraping, painting, & gold leafing of the hands and numbers.

Vote: Ms. Locke moved the CPC recommend to Town Meeting to appropriate \$50,000 of Community Preservation Funds for the restoration and repair of the bell and clock tower in the spire of the First Church of Wenham from General Fund. The motion carried by majority vote with five in favor and two opposed.

2. Historic: Cemetery Commission restoration of old headstones

Approved 4.22.16

This is to complete the restoration work at the Main Street Cemetery.

Vote: Mr. Waddell moved, and it was seconded, the CPC recommends to Town Meeting to appropriate \$35,000 of Community Preservation Funds for the restoration of historic headstones in the Main Street Cemetery from the General Fund. The motion carried by majority vote with five in favor and two opposed.

3. Recreation: Veteran's Memorial Committee for final landscaping phase

Vote: Mr. Waddell moved, and it was seconded, the CPC recommends to Town Meeting to appropriate \$10,000 of Community Preservation Funds for funding the final phase of the landscaping from the General Fund. The motion carried by majority vote with seven in favor and two opposed.

4. Historic: Enon One Committee to house Enon One

The application was amended to fund the engineering design and preparation of bid documents in the amount of \$50,000. The Enon One Committee will begin fund raising when the project is finalized for presentation.

Vote: Mr. Burt moved, and it was seconded, the CPC recommends to Town Meeting to appropriate \$50,000 of Community Preservation Funds From the General Fund for an engineering and architect design of a garage for Enon One and any remaining funds be returned to the CPA Fund. The motion carried unanimously.

5. Recreation: Recreation Department for Engineering design of Hamilton Wenham Regional High School Field Renovation Design (Artificial Turf Field - Wenham's share)

There was a discussion of concerns identified with this application:

- If CPA funds should be used on items covered within the school operational budget
- The school is in the Town of Hamilton
- Does it meet the criteria of being for all residents
- Liability if there is health related problems with an artificial (turf) field
- It was discussed whether CPA guide lines specifically exclude turf fields and whether the spirit of the law is to not fund artificial turf fields with CPA funds
- This would use a large portion of the saved money; \$800,000 was awarded last year to the pool in Hamilton
- Will the project be funded once it is designed

Vote: Mr. Curran moved, and it was seconded, the CPC recommends to Town Meeting to appropriate \$22,592 of Community Preservation Funds from the General Fund for the for Wenham's portion of the design stage of a turf field at the HW High School. The motion carried by majority vote with five in favor and four opposed.

6. Recreation: Winthrop School new handicapped accessible playground

- The fundraising for the playground is currently \$90,000
- It was again the concern if CPA funds should be used for items under the school district's responsibility/budget.
- The school is in Hamilton
- This is a high dollar for a playground of a school
- In full disclosure, Mr. Maestranzi stated he donated to the Winthrop School Playground.

Vote: Mr. Maestranzi moved, and it was seconded, the CPC recommends to Town Meeting to appropriate \$15,000 of Community Preservation Funds for a new-handicapped accessible playground at the Winthrop School.

The motion carried by majority vote with five in favor and four opposed.

VOTE: Later in the meeting, Mr. Starr moved, and it was seconded, the CPC recommends to Town Meeting to appropriate \$20,000 of Community Preservation Funds from the General Fund for a new-handicapped accessible playground at the Winthrop School. The motion carried by majority vote with five in favor and four opposed.

7. Historic: Town of Wenham debt for restoration of Town Hall

Vote: Ms. Rogers moved, and it was seconded, the CPC recommends to Town Meeting to appropriate \$143,937.50 of Community Preservation Funds from the Historic Preservation fund with balance from General Fund for funding bond debt for the restoration of the town hall. The motion carried by majority vote with seven in favor and two opposed.

8. CPC Budget

- Coalition Membership Dues: \$1,750

Vote: The CPC unanimously voted to appropriate \$1,750 of Community Preservations Funds for membership dues.

- Administration Fees

Vote: The CPC unanimously voted to appropriate \$5,000 of Community Preservations Funds for administration fees.

Wenham Board of Selectmen Application for CPA funds to purchase Lakeview property

Peter Lombardi respectfully requested that the CPC consider an off cycle application for Lakeview property, pending the outcome of the events.

The property would be restricted in perpetuity and the use of the property would nullify any revenue to the Town.

A general discussion ensued regarding the use of CPA funding towards the purchase of Lakeview and the Host Community Agreement now under the Selectmen's consideration.

It was noted if bonded, the payment was estimated at \$160,000 annually for 30 years based on a \$2.75 purchase price.

Adjournment

The CPC unanimously adjourned at 8:56 pm

Respectfully submitted by

Catherine Tinsley
2.16.16