

TOWN OF WENHAM

Community Preservation Committee
Meeting Minutes of February 22, 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 Monday, February 22, 2016 at 7 PM.

With a quorum present, Ms. Davis called the meeting to order at 7:04 PM

Committee Present: At-Large Members Harriet Davis, Chair; Kennon Anderson; Patrick Waddell, Clerk; Tom Starr
Town Representatives: Arthur Burt, Wenham Housing Authority; Vice Chair Leo Maestranzi, Conservation Commission;
Virginia Rogers, Planning Board; Barbara Locke Historic District Commission
Not Present: Denis Curran, Joint Recreation Board
Also Present: Catherine Tinsley, Recording Secretary

Public Information:

Mass General Law chapter 44B Section 7 governs the Community Preservation Act.

The surcharge on real property in Wenham as voted is three percent; three percent is the maximum surcharge allowed.

Agenda

Applications

Email Memo Peter Lombardi/ Town Counsel

Minutes – Held

Final Approval of Warrant Article on CPC Recommendations: First Church, Cemetery Commission, and Veterans' Memorial, Enon One, Recreation Department (playing field design), Winthrop Playground, Town Hall debt, CPC Dues, Administrative Reserve

Ms. Davis explained that the Committee's original motion to recommend \$50,000 for the First Church of Wenham's application was not the appropriate wording for the intention of the application, specifically for the repair of the Town's clock in the clock and bell tower / spire on the church building.

The Committee concurred that the original motion did not specify CPA funding be used for the repair/ restoration of the town clock. A lengthy discussion followed if a motion to include the clock was necessary and it was thought best to re-vote the Committee's recommendation on the church's application to include specific language. The cost of the clock repair is \$14,100.

VOTE: Mr. Burt moved, and it was seconded, to recommend an additional \$14,100 to repair the Town clock as good faith to support the church in their endeavor to support the historic value of Wenham, to be distributed from the CPA General Fund. The motion carried by majority vote with two voting in the negative.

It was questioned if this should be voted again, and Ms. Davis provided an Email from Town Counsel recommending the CPC clarify their vote.

The total recommended amount to the First Church of Wenham for the renovation of the bell and clock tower was \$64,100; \$50,000 plus an additional \$14,100 specifically for the repair/renovation of the town clock (face, hands, numbers)

The Community Preservation Committee must transfer (a minimum of) 10% of the estimated annual revenues into each of the three categories (Open Space, Community Housing, Historic Resources) to be saved/available for future appropriation. The Committee may also fund their Administration Reserve Account for costs associated with the CPC/ CPA, not to exceed 5% of the (estimated) annual CPA revenues.

The ten percent allocated for FY 2017 from the (estimated) CPA revenue was \$138,000 equally distributed as follows:

- \$46,000 to fund the balance reserved for Historic Resources
- \$46,000 to fund balance reserved for Open Space & Recreation
- \$46,000 to fund balance reserved for Community Housing
- \$314,500 from FY 2017 estimated CPA revenue to the FY 2017 budgeted reserves.

Approved 4.12.16

At the recommendation of the Finance Director, the Committee unanimously voted to increase the Administration Budget from \$5,000 to \$7,000. Unspent funds are returned to the CPA General Fund.

The Committee confirmed its vote to recommend \$143,937.50 to pay the debt service in FY 2017 for the rehabilitation of the historic Town Hall building with the funds to be allocated as follows:
\$131,937.50 to be from the CPA Fund Balance and \$12,000 to be from the Historic Fund.

The Committee confirmed its vote to recommend \$10,000 from the CPA Fund for the final landscaping of the Veteran's Memorial Park.

The Committee confirmed its vote to recommend \$35,000 to be paid from the Historic Fund for the completion of the restoration of historic grave/ headstones in the Main Street Cemetery.

The Committee confirmed its vote to recommend \$20,000 to be paid from the Open Space & Recreation Fund to the Friends of Winthrop School for renovation of the Winthrop School playground and that it be contingent on the Town of Hamilton approving the same application.

The Committee confirmed its vote to recommend \$50,000 to be paid from the CPA Fund towards the design, engineering, and construction of a structure to house Enon One with the caveat that any remaining funds are returned.

There was a lengthy discussion regarding the Joint Recreation's application for CPA funds (Wenham's share) for the design and conceptual plan for turf field at the High School (as part of the Master Plan). The discussion mainly focused on reports of possible health concerns of synthetic fields made of ground rubber tires are cancer causing and if this would be a liability to the town in the future.

There was a motion to withdraw this application with the reason that the purpose is not within the spirit of the use for CPA funds. The motion failed with three voting in favor and five voting in the negative.

The Committee confirmed their original vote to recommend \$22,592.64 to be paid from the CPA Fund for the engineering and conceptual plan for turf field at the HW High School.

Ms. Davis reviewed that the BOS voted by majority vote not to exercise their right of first refusal to purchase the Lakeview Golf Course property, the application was determined incomplete.

Ms. Rogers moved, and it was seconded, the committee returns the application to the Board of Selectmen.

The motion carried unanimously.

In summary, Ms. Davis observed the Historic Fund balance is very low and most applications are recommended to be paid from the CPA Fund Balance.

The Committee will meet on April 2, 2016 prior to Town Meeting at 12:30 pm.

Adjournment

The CPC unanimously adjourned at 8:11 pm

Respectfully submitted by

Catherine Tinsley
3.29.16