

COMMUNITY PRESERVATION ACT COMMITTEE
MEETING MINUTES
5:30 PM, Wednesday, October 7, 2015
Earle Mountain Room

Members present: Peter Wade, Jay Camp, Michael Hager, Eileen Morgan, Jim Baughman, Ed Casarella, Dan Coppelman, Elizabeth Gawron

Members absent: Ed Brookshire

Staff present: Paul Lagg, Town Planner, Debbie Cohen, Administrative Assistant

The meeting was called to order at 5:30 pm.

Minutes – A motion (Casarella, Camp) to approve the minutes of September 2, 2015, carried 6-0-1.

Library CPA Project – Dan Pallotta, Project Manager and Deb DeJonker-Berry, Library Director were present to give an update on the old library restoration project. Mr. Pallotta explained that ¾ of the building will be restored and preserved, as the rear wall of the building was not original and the framing had been replaced. The original marble V.I.S. sign was found to be crumbly, so it will be cleaned and left as-is on the structure. The building no longer had original windows, but new thermal paned windows will be installed to match the original style. The original exterior columns were in poor condition but are being replicated. Mr. Pallotta ensured that the restoration would meet Secretary of the Interior Standards for the Treatment of Historic Properties and added that the entire building is on track to be certified LEED gold.

Nauset Fellowship Proposal – Bob Seay was present to discuss the status of his application. He noted that he was increasing the scope of work to include a more historically accurate roof, updated handicapped access and a sprinkler system with the intent to enhance public use of the building. The Fellowship is developing a fundraising plan and will donate \$18,000.00 of its own funds to the project. Mr. Hager inquired about the occupancy limit and septic system for the building.

Stratford Capital Group Presentation – Richard Hayden was present to discuss a potential 40B affordable housing project at the former Tee Time property. He showed design plans and described the units and site layout. He also showed similar projects that Stratford Capital Group had worked on in the past. Mr. Wade commented that the project could qualify for CPA funding excepting the proposed market rate apartments (10% of project). Jay Coburn, present from the Community Development Partnership, further explained 40B developments and stressed that small scale developments are often not economically sustainable over the long term.

Ongoing Projects – Mr. Casarella reported that paving around the tennis courts has been completed and the tennis courts are now in use.

Other Business – Mr. Lagg gave a demonstration of the new digital database he created for the CPAC.

Adjournment – A motion (Casarella, Morgan) to adjourn, carried 7-0. Meeting adjourned at 7:45 pm.

Respectfully submitted as prepared by Debbie Cohen



Michael Hager, Clerk