

Community Preservation Committee (CPC) Meeting Minutes
21 February 2019 Shutesbury Town Hall

CPC Members Present: Allen Hanson/Co-Chair and Finance Committee Representative, Linda Avis Scott/Conservation Commission Representative, Sue Essig/Open Space Committee Representative, Margie Tighe-Saporito/Community Member at Large and CPC Secretary, Chris Donta/Historical Commission Representative.

Members Absent: Rita Farrell/Co-Chair and Community Housing Representative, Elaine PuLeo/Select Board Representative, James Aaron/Planning Board Representative.

Guests: Robert (Bob) Groves.

Public Comment: none.

Co-Chair Allen Hanson opened the meeting at 7:03pm.

Meeting Minutes from 3 January 2019 and 7 February 2019 were reviewed and unanimously approved as written.

Agenda Review: no changes

Discussion:

1. First we reviewed the “general criteria” of the now completed Application for Community Preservation Committee funding brought to us by Bob Groves and The Building Committee. We agreed that the true purpose of the official application is to raise questions for Bob and his team in regard to their proposal. Margie, CPC Community Member at Large and CPC Secretary, stated that Rita’s letter drafted on behalf of the CPC to The Shutesbury Building Committee; cc: Shutesbury Historical Commission, regarding their Proposal for CPC funds, addressed all of our questions and concerns effectively. Rita Farrell, CPC Co-Chair, listed questions/missing information in her letter. She also stated specifically, “...The CPC believes that while a limited scope to stabilize the old town hall is within its purview to review, a broader community discussion about the future uses and commitment of town funds is needed before any additional proposals are made.” The larger community will be asked to engage these issues on Thursday, 7 March 2019, at our public hearing.
2. We next reviewed the same application against our “specific criteria.” Some questions were raised regarding dollar amounts and The Department of Interiors Standard for Rehabilitation and/or Preservation of Historic Building Projects. Our main concern was about whether or not an architect would have to be hired.
3. Bob Groves joined our meeting at this point and we posed the question to him. Bob answered all of our questions as best he could, stating that he did not think we needed an architect at this initial stage of the process. CPC Co-Chair Allen Hanson and Conservation Commission Linda Avis Scott both then determined that we would need to look into the CPC’s specific rules and policies for us to be certain of this. Bob spoke about the subject: shoring-up the floor (i.e. underpinnings); providing a protective barrier for humidity in the basement crawl space; and suggested ways of providing healthier air flow and ventilation. Our primary concern is with the prevention of mold growth. Bob spoke of heating, cooling, and dehumidifying possibilities.
4. Historical Commission Representative, Chris Donta raised concerns, regarding the overall cost; Chris stated, “We do not want to get involved in a money pit.” Allen acknowledged that

the CPC's major concern for now is primarily with the structure and safety of this historic building. Bob and his team want to see this historical building saved if possible and it begins with structural repairs. Bob and his team want to eventually make it a place for the Shutesbury community "...to meet, congregate and participate in social, recreational and cultural events." Another benefit to preserving and rehabilitating this particular historic building is that "...it will be an invaluable experience provided by the use of historic structures to connect citizens to our shared past. Future citizens of Shutesbury will benefit from the stewardship of this important resource."

5. Linda reminded us that on Thursday March 7th our Public Hearing will take place and everyone in the Shutesbury Community is invited, as always, to come to this Town Hall meeting to ask any and all questions that they may have regarding our two applications for CPC funding: Historic Preservation funds for The Old Town Hall and Community Housing funds for affordable housing land acquisitions and Historic Preservation.
6. Linda informed us that the CPC spent a total of \$279.10 for two legal ads.

Adjourn: Chris motioned to adjourn and was seconded by Allen. Meeting was adjourned at 8:26pm.

Future Agenda Items: Community Preservation Committee Public Hearing will take place on Thursday, March 7th at The Town Hall.

Documents and Other Items Used at Meeting:

1. Proposal #2. Application for CPC Funding from The Town Building Committee; Contact Person, Robert Groves.
2. Letter drafted by Rita Farrell, Co-Chair Community Preservation Committee, on behalf of the CPC, To: Shutesbury Building Committee; CC: Shutesbury Historical Commission; Subject: Application for CPC Funds dated 8 February 2019.

Respectfully submitted by Margie Tighe-Saporito/Community Member at Large and CPC Secretary.