

Minutes of the Community Preservation Committee (CPC)  
21 March 2019 Shutesbury Town Hall  
7:00pm

CPC Members Present: Allen Hanson/Co-Chair and Finance Committee Representative, Rita Farrell/Co-Chair and Community Housing Representative, Linda Avis Scott/Conservation Commission Representative, Margie Tighe-Saporito Community Member at Large and CPC Secretary, Chris Donta/Historical Commission Representative, Elaine PuLeo/Select Board representative.

Members Absent: James Aaron/Planning Board Representative, Sue Essig/Open Space Committee Representative.

Guests: Jeff Lacey, Bob Groves, Mary Lou Conca.

Allen opened the meeting at 7:02pm

Discussion:

1. Elaine asked to brief her on what occurred at the Public Hearing; Rita refreshed us on the CPC's unanimous vote yes; to bring Meghan McDonough's Habitat for Humanity Application to Town Meeting, since no further questions arose in regard to meeting the CPC's criteria for funding.
2. Rita and Allen gave a brief overview of questions that remained after a lengthy debate at the public hearing regarding Bob Groves and The Building Committee's Application for CPC funding to renovate in order to preserve the Old Town Hall. Rita presented a truncated version of the application proposal in order to adequately state just what the CPC can do to support the funding of application, narrowing the scope to three phases and clarifying the specific amounts of money that would be allotted per phase. Actual costs are still not agreed upon; Rita wants to be certain that Bob and his team understand the legal allowances of CPC funding; She and Steve Smulski put together a truncated version listing specific work to be done and costs, supporting each claim, a more specific criteria to present at Town Meeting.
3. Bob Groves disagreed with the truncated version of the proposal and did not like it that Rita had truncated the proposal without he or his team's permission or input; Elaine explained that we needed to keep the focus of our conversation today on only what the CPC can offer to this project and on the proposal we shall present to the entire community at Town Meeting; Our focus being only on the present use of the building as municipal storage space, as opposed to future possibilities to use of the building as a public meeting space. Linda reminded Bob that the CPC has had to limit the scope of the project for the CPC Committee to vote today on whether or not to take the Restoration of the Old Town Hall Proposal to Town Meeting. Allen and Rita reminded our guests that the CPC requires a limited scope of what we can do to help get this much larger project get started.
4. The CPC as a group worked with Bob Groves editing and restructuring the truncated proposal for more specificity: making phase 2 part of phase 1 and adding a "breaker point," before the proposal for new wood floor framing.
5. Allen asked Bob about excavation; Bob said he has received three estimates for three different methods of removal of debris: (vacuum; sleds; conveyor belt). Bob said that an Engineer would have to come twice to review the site and make suggestions; An Engineer may also possibly be the one who will design the piers.
6. Linda clarified the necessity of combining Phase 1 and 2, into Stage 1; and leaving Phase 3 for future consideration; Rita remained cautious of costs.
7. Jeff Lacey spoke of his past involvement trying to keep the Old Town Hall from further decline; he reminded us that at one point some people wanted to knock it down; Jeff and Mary Lou Conca agree that this is why they are here to support the proposal and they are interested in getting the CPC to help restore and preserve it. Mary Lou believes that this project to rehabilitate the Old Town Hall will benefit the entire community of Shutesbury.

Chris Donta said he thinks if we stick to the truncated version of the proposal it will be feasible; CPC members agree.

8. Allen suggested that we proceed with a 2 Stage process.
9. Linda asked if the work will be done by contractors, or volunteers; Bob responded that all work will be under contract (no volunteer labor).
10. Chris motioned to vote recommending that the Old Town Hall Restoration proposal be taken to Town Meeting; Elaine seconded the motion; 5 votes yes, in favor of taking the proposal to Town Meeting 4 May 2020.
11. Elaine asked Bob how small the actual space beneath the Old Town Hall building is at present? Bob responded, that it is very low (maybe 3-4 feet) and difficult to impossible for an average size man; he added that he has crawled in on his belly and it was very tight space. He added something about workers he knew who were "small people" and could fit more easily...some members at the meeting felt offended by additional comments Bob made. Elaine immediately drew up a letter in regard to Policies Prohibiting Discrimination and Harassment In accordance with the state of Massachusetts and read it aloud. Allen made a motion (seconded by Elaine) that the contents of the letter be acknowledged by the CPC and sent to Bob Groves; the motion passed 6-0 in favor.

Adjourn: Allen motioned to adjourn at 8:50pm; all in favor.

Future Agenda Items:

1. Rita will verify a timeline with Meghan McDonough and The Pioneer Habitat for Humanity and come up with a template/outline for Grant Agreements regarding both proposals. Rita will give us an update on legalities, land agreements, and land acquisitions agreements.

Documents: Draft Proposal for Old Town Hall CPA Award, a truncated version of the original Proposal submitted by Bob Groves and The Building Committee.

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