

**Town of Kingston
Community Preservation Committee**

MINUTES
January 7, 2009

Chairman LaBrache opened the meeting of the Community Preservation Committee held on January 7, 2009 at 7:00pm in room 203 at the Town House, 26 Evergreen Street, Kingston, MA.

Present: Craig Dalton, Pine duBois, Mathew Hamilton, Jason Lelio, Ken Moalli, John LaBrache, and William Underhill

Arrived Late: David Gavigan

Faunce School- presented by Paul Armstrong-Building Inspector

Project Overview:

- Rehabilitation of Faunce School Building
- Includes exterior paint, putty and glaze on windows, interior paint, new wood floor and removal/rehabilitation of kitchen
- RS Means estimator book was used for cost of project

Questions & Answers:

Ms. duBois asked if all of the work needs to be done at once. The building didn't originally have a kitchen. Does it need one? Mr. Armstrong indicated the kitchen is not set up for proper food handling and there is always a cleanliness issue.

Mr. Armstrong pointed out the change from vinyl flooring to wood floors. Mr. Dalton asked if we know what is currently under the carpeting and indicated it may be the original wide pine flooring that could be refinished.

Mr. Underhill asked if the work would be put out bid. Mr. Armstrong indicated that it would be put out to bid but that the Boy Scouts may do some of the work.

Mr. Dalton asked about putting a preservation restriction on the building and whether the Town would have issue with that. Mr. Armstrong does not see a problem.

Mr. LaBrache asked if this project/building will come under the permanent building committee. Mr. Armstrong reported that is the intention.

Ms. duBois asked if only the exterior painting is funded this year and the interior work next year, does that cause any problems. Mr. Armstrong does not see any problem with that schedule.

Mr. Moalli asked what groups currently use the building. Mostly scouts, garden club, play group and overflow from the Town House.

Mr. Hamilton asked about the total amount requested? Mr. Armstrong indicated it is now \$28,713.40.

Mr. Underhill asked what will happen if nothing is done to the building. Mr. Armstrong reported if the exterior painting isn't done soon, there will be rot. The window casings have rot and the putty and glazing of windows is needed badly.

7:10 pm Mr. Gavigan arrived

Upon motion by Mr. Hamilton and seconded by Mr. Dalton, following discussion and a 7-0-0 vote, it was

VOTED: to pay King Information Systems for a bill dated 12/16/08 submitted by the Town Clerk in the amount of \$2691.50.

Mr. LaBrache reported Vickie Benassi, CPA representative from the Housing Authority has resigned her term to the Committee. She will inform the Housing Authority and they will look into appointing someone else.

Mr. LaBrache asked for a volunteer to take over as liaison for Ms. Benassi to the Habitat for Humanity project. Mr. Hamilton volunteered. A letter will be sent to Habitat to inform them of the change.

Groseclose Property-presented by Jim Dehner and Maureen Thomas. Four member of the public were in attendance including Susan Chamberlain, Marilyn Kozodoy, Wendell Chamberlain, Gary Langenbach.

Project Overview:

- This is a 15.8 acre parcel on the Kingston/Plympton Line
- The entire parcel is for sale
- There is cemetery on the property where original residents are buried
- Original deed of property dates to 1664
- There is a letter of support from the Massachusetts Historical Commission
- The parcel is entirely wooded with both upland and wetland areas
- The parcel abuts the Henrich 54 acre parcel
- The parcel contains both hardwood and softwood trees that support a large diversity of wildlife
- The road frontage provides a migration path to the south for wildlife
- The parcel includes Spring Brook, a perennial brook that contains brook trout. Preservation of the brook and trout is a priority.
- There is a letter of support from Massachusetts Fisheries and Wildlife
- There are threats to property. Currently a Notice of Intent is before the Conservation Commission for a single family residence. The proposal to build disturbs most of the upland on property and will impact the brook and trout.
- Area surrounding the parcel is all open by houses and senior housing center. This is one of the last pieces of wooded property in the area.

Questions & Answers:

Ms. duBois asked if this parcel would have to go to zoning. Ms. Thomas has spoken with Mr. Armstrong and although there isn't enough frontage, it will probably get approved for a back lot. Mr. Langenbach stated this is a permitable lot.

Mr. LaBrache asked how much acreage is behind the proposed house lot. There are 9-10 acres.

Ms. duBois asked if the property qualified under MGL Chapter 61. Mr. Dehner indicated there was cutting in the back of the property about 15 years ago.

Mr. Underhill pointed out the importance of the brook and that residents used to use it for drinking water supply.

Mr. LaBrache asked for a solid dollar amount for the property since the application asked for a range. Ms. Thomas indicated there isn't a recent appraisal on the property and requested an appraisal be paid for out of CPA administrative fund. The asking price is \$270,000

Ms. duBois asked the applicant to come back to the Committee with more information and an appraisal estimate. Ms. Thomas indicated the property owner came to Conservation in 2005 to sell the property but there were no CPA funds at that time.

Upon motion by Mr. Moalli and seconded by Mr. Underhill, following discussion and a 7-0-0 vote, it was

VOTED: to pay for an appraisal of the Groseclose Property from the CPA Administrative fund, not to exceed \$5,000.

Mr. Dalton questioned why the Committee would pay for an appraisal on a project that may not even go forward.

Mr. LaBrache stated it is important to give the property a price tag. There can't be a negotiation until we have an appraisal.

8:00 pm Mr. Lelio left the meeting

Frederic C. Adams Heritage Center-presented by Daune Frey. Seven members of the public were in attendance including Verna Dalton, Norman Tucker, Barbara Douglas, Rui Santos, Spencer Clough and Tom Bott.

Project Overview:

- This is the 10th year of work for the Heritage Committee
- Phase I of this project was basically completed this summer. Only a few items remain on Phase I work.
- Phase II is not out for bid yet. They intend to combine monies from Phase II and III before getting bids. They believe it will be easier to attract multiple contractors with bigger project/more money.
- Prices have increased as all costs have. Architect believes it will be a 20% increase.
- Committee has been meeting with Fire Dept. and Building Inspector throughout the year and have had to change stairway and bathroom

locations.

- In late summer, they put out bid for Museum Planning and work started in October. Conservationist came in to survey building which may lead to additional changes
- There will be reductions of some items in application but they don't have the details yet
- A focus group is scheduled for next week and a report will follow immediately.
- The Committee would like to come back in 2-3 weeks with more details on changes to Phase III proposal.

Questions & Answers:

Mr. LaBrache pointed out the cost of this project has doubled. The original request was for 1.1 million over 3 years. There is not enough money to fully fund Phase III at 1.4 million. \$825,000 has already been approved for Phase I and Phase II. He also explained that it is only 2 weeks until the Committee decides on projects and funding.

Mr. Underhill stated that it should be easier to find contractors to do work in the economic downturn.

Ms. Dalton explained they are looking at interior design changes that will be more cost efficient.

Mr. Bott explained that there has been a difference in numbers as they have been working with numbers from five years ago and have been inflating along the way. The numbers have gone up in this Phase because it is the final push and they need hard numbers to complete the project.

Mr. LaBrache reported that as of 12/31/08, Phase I still has a balance of \$85,000 and nothing has been spent from Phase II.

Mr. Hamilton explained that the numbers have to come down. Citizens agreed to 1.4 million total for this project and will not be receptive of them asking for that amount in Phase III alone. He stressed it's time to get this project done. He suggested eliminating the museum planning and exhibit planning line items.

Mr. Underhill asked if the exterior work is complete. Ms. Frey stated that the building is intact except for the addition to make it handicap accessible.

Ms. duBois asked if the interior work and bathrooms could wait until next year for funding.

Mr. LaBrache pointed out that based on the original application, we should be funding only \$300,000 this year. He doesn't want to see this project go into Phase IV or V.

Mr. Hamilton indicated he doesn't want the Committee to wait to combine Phase II and Phase II money. He wants this project completed as soon as possible. The Town will get impatient. He said between now and July 1st, they should get the ball rolling. In this economy, there are plenty of contractors looking for work.

Ms. Dalton pointed out that Phase II is interior systems and they don't know what exhibits will be yet. They don't have an overview yet, so they don't want to move forward with Phase II.

Mr. LaBrache instructed applicant to get new numbers to Mr. Hamilton by 1/27/09.

Reed Building Roof and Patio Project-presented by Susan Woodworth

Project Overview:

- The patio portion of the application is from 2 years ago
- Insurance Company has informed them the patio is now a safety issue.
- The roof portion of application is new. They have asked Capital Planning Committee for funding for several years and been denied.
- A contractor has been in to repair leaks in roof and has been paid from current Recreation budget.

Questions & Answers:

Mr. LaBrache asked for a breakdown of the total \$205,000 request. Ms. Woodworth explained the roof estimate is \$125,000 and the patio is \$85,000. The estimate is for asphalt shingles as that was the original roof.

Mr. LaBrache asked if which project had the highest priority. The roof has leaks everywhere in the building but safety is a priority for the senior citizens entrance.

Mr. Dalton pointed out the Committee looked at the roof on the site visit but would like to see photos that contractor took of disrepair. Ms. Woodworth will provide pictures.

Mr. Moalli pointed out the project will include a complete strip of old roof.

Mr. Dalton asked when it was last roofed. Ms. Woodworth believes it was 25 years ago.

Ms. Woodworth pointed out that the entire back porch and concrete area of the patio needs to be replaced.

Mr. Hamilton indicated that the drainage needs to be addressed so it doesn't drain onto patio. Mr. Dalton added that patio needs to be done in a historical context. Mr. Gavigan asked about changing the layout of the patio but if funding with CPA money, you cannot change the layout.

Ms. Woodworth is currently contacting contractors but is having difficulty getting responses.

Ms. duBois indicated there is no reason not to do the roof this year and the patio next year.

Mr. Underhill asked who besides the Recreation Department endorses this project. Mr. Hamilton stated the Capital Planning Committee endorses the project.

Mr. LaBrache pointed out information provided by Habitat for Humanity regarding their application.

Upon motion by Mr. Hamilton and seconded by Ms. duBois, following discussion and a 6-0-0 vote, it was

VOTED: to pay a GateHouse Media for a bill dated 11/30/08 submitted by the Heritage Center Development Committee in the amount of \$236.22.

Upon motion by Mr. Underhill and seconded by Mr. Hamilton, following discussion and a 6-0-0 vote, it was

VOTED: to pay a Cousins Contracting for a bill dated 12/23/08 submitted by the Heritage Center Development Committee in the amount of \$30,472.21.

Mr. LaBrache pointed out that 2 projects still needed to be categorized for scoring purpose. Triphammer Park will be an Open Space project and the Watson/Holmes Boatyard will be a Historical project.

Mr. Dalton asked about a letter sent to the Senator Therese Murray and all CPA communities regarding the use of CPA for funding Green Energy Initiatives. Mr. Dalton was concerned the CPA Committee was not even copied on the letter or asked for feedback on the request.

Upon motion by Mr. Dalton and seconded by Ms. duBois, the meeting was adjourned at 8:58 pm.

NEXT MEETING: January 13, 2009 at 7 pm, Room 203, Town House

Future Meeting: January 27, 2009 at 7pm, Room 203, Town House

Public Hearing: February 10, 2009 at 7pm, Room 200, Town House