

COMMUNITY PRESERVATION COMMITTEE
MARCH 22, 2018

MEMBERS PRESENT: Chair Russell Robbins; Vice-Chair Sandy Cuny; Financial Officer Eileen Miskell; Paul Glynn, Steve Patton, Bob Brown; Steve Patton, and John Druley
Also Present: Carole Sutherland; Selectman Sam Patterson
Absent: Holly Wilson

Chair Russell Robbins opened the meeting at 7:00 PM in the Civil Defense Room, Town Hall.

PUBLIC COMMENT: None

BARROWS ROAD PROJECT – COMMENT FOR 3/29/18 HEARING:

Carole advised the CPC was asked to review the plans and submit comments for the upcoming hearing. Members informed Carole to notify the ZBA that the CPC had no further comments.

PRESERVATION OF NOBSKA LIGHT KEEPER'S HOUSE LOA

Brian Nickerson appeared before the committee representing the Friends of Nobska Light to request that the project completion date (Special Condition #3 of the LOA) be revised to December 31, 2019 versus 2018.

Mr. Nickerson advised that they propose to start the project in the spring of 2019 in order to realize funds from their capital campaign. In addition, they will revise the work on the Keeper's House in order to avoid phasing this project over 2 years. They will save \$210,381 if they complete the work in a single phase. Total cost of the project is estimated to be \$4,500,000.

On the motion of Sandy Cuny/Paul Glynn, the committee **VOTED:** unanimously to amend Special Condition #3 in the LOA so as to read "Project will be completed December 31, 2019....."

COONAMESSETT GREENWAY PROJECT CHANGE: \$137,164

Elizabeth Gladfelter, Conservation Commissioner and Coordinator for the Coonamessett Restoration project, informed the CPC on March 16th that the committee is seeking a modification to the conceptual plan and pedestrian bridge construction.

The cost for structural plans, pilings, tying in the trails on either side and increasing the walkway width from 4' to 6' will require using the entire \$137,164 in CPC funding. This will cause them to seek additional funding from the CPC to complete the middle bridge and walkway, which was part of the original concept.

Member Bob Brown stated that Town Meeting voted this article, which included 2 pedestrian bridges and walkways and asked if the committee should seek an opinion from Town Counsel.

On the motion of Eileen Miskell/Steve Patton, the committee **VOTED:** unanimously to support the amendment to the project as presented and to seek the guidance from Town Counsel regarding this change..

PRESERVATION RESTRICTIONS UPDATE:

Carole Sutherland spoke to the five current Preservation Restrictions that are in various stages of Completion:

- Davis House – awaiting execution by Falmouth Historical Commission
- Waquoit Church –Awaiting signed document

River Bend Silo – MHC is reviewing recent edits sent by Eric Dray.

West Falmouth Library –Attorney for library made significant edits. Eric Dray is working with the edits, but is requesting opinion from Town Counsel

Woods Hole Library – MHC is requesting that submitted photos contain angles and elevations.

Conant House and Lawrence Academy signed PR's have been filed with Barnstable County.

Carole distributed a ten-step process for Preservation Restrictions to committee members as a guide.

REVIEW OF CPC PLAN - OPEN SPACE AND RECREATION:

Carole distributed for review and updating the sections in the annual Community Preservation Plan pertaining to Recreation and Open Space. Members should agree, remove or add their thoughts. Sandy Cuny advised these two sections are part of our guidelines and leaving them as is will serve the purpose.

Bob Brown proposed an amendment in the Recreation segment. He wanted to include the words "including fields" in the fourth item so as to read: "Make a facility, including fields, more functional for its intended use in answer to projected need."

Following discussion, on the motion of Bob Brown/Steve Patton, the committee **VOTED:** to approve the Recreation section with the amendment and the Open Space section in the Community Preservation Plan.

SUBCOMMITTEE REPORTS:

Paul Glynn Advised the Affordable Housing Subcommittee has no report for consideration at this time.

CHAIRMAN'S REPORT:

Chair Russell Robbins reviewed the CPC representation for the upcoming precinct meetings. Carole was asked to send another email to the applicants advising them to make every effort to attend the Precinct meetings.

ADMINISTRATOR'S REPORTS:

Carole Sutherland reported the following:

- The Massachusetts Supreme Judicial Court issued a decision on the use of CPA funds statewide for churches. Town Counsel will provide guidance.
- Five Needs Assessment Surveys were received during the week and Carole will present a draft of the plan for a future meeting.

Barbara Weyand of the Falmouth Preservation Alliance sent an email advising Historic New England. and the Cape Cod Commission will be sponsoring several workshops on Preservation Restrictions in May and June.

FINANCIAL REPORT

Financial Officer, Eileen Miskell, advised there were no financial matters to consider at this meeting.

REVIEW AND APPROVE THE MINUTES OF MARCH 8, 2018

On the motion of Steve Patton/Paul Glynn, the committee **VOTED:** to approve the regular minutes of March 8, 2018,

REVIEW AND APPROVE NEEDS ASSESSMENT HEARING OF MARCH 8, 2018

On the motion of Steve Patton/Paul Glynn, the committee **VOTED:** to approve the Needs Assessment Hearing Minutes of March 8, 2018.

ITEMS FOR FUTURE MEETING AGENDAS:

Carole Sutherland advised the Housing and Historic Preservation segments of the Community Preservation Plan will be on the next agenda for discussion and approval.

There being no further business, the meeting adjourned at 8:20 PM to meet again on **THURSDAY, APRIL 12, 2018 at 7:00 PM in the School Administration Building.**

Submitted by: Mary J. Little, Recording Secretary