

COMMUNITY PRESERVATION COMMITTEE MINUTES
NOVEMBER 1, 2018

Members Present: Vice Chair Sandy Cuny; Clerk Holly Wilson, Financial Officer Paul Glynn; John Druley; Nicole Goldman; Robert Brown; Steve Patton.

Also Present: Carole Sutherland, Sharon Gay; Selectman Sam Patterson; Joe Olenick; Kathleen Haynes; Catherine Bumpus; Brian Nickerson; Charlotte and Mary Harris; Mark Schmidt; Robert Moore.

Absent: Russell Robbins

Documents for Review and Vote:

- Project Applications for Community Play Space; Nobska Light Keeper's House; Wicks House; The Dome at Woods Hole.
- Town Manager's Letter of Approval for "All People's Playground" at Emerald House
- Draft Project Budget/cost estimate for Nobska Lighthouse Keeper's House and Eric Dray Analysis
- Emails from Community Preservation Coalition to Carole Sutherland RE: The Dome
- Interim Summary of CP Funding Requests for April Town Meeting (Sharon Gay)

PUBLIC COMMENT: None

CP FUND PROJECT INTERVIEWS:

Community Play Space:

Chair of the Falmouth Disabilities Commission, Kathleen Haynes and Recreation Director, Joe Olenick, appeared before the committee to update them on their search for a site to construct an "All People's Playground".

Having appeared before the Board of Selectmen on October 29, the Board of Selectmen voted to approve a change in the location of the playground to the Emerald House site on Davisville Road, which is town owned.

Ms. Haynes advised they are forming a 501(c) 3. They are requesting \$400,000 in CP funding. Total project cost is \$800,000.

Members had concerns about the lack of a maintenance fund; site plan; budget; design money and parking. Question was raised on a start and completion date. Ms. Haynes replied they will be ready to start construction in July of 2019 with a completion date of June 2020.

Nobska Light Keeper's House Reap and Repurposing:

Executive Director of the Friends of Nobska Light, Catherine Bumpus, appeared before the committee with their architect, to request \$685,890 to rehabilitate the interior of the Keeper's House for a museum. CPC Historic Consultant, Eric Dray viewed the site with the architect. His analysis of their proposed budget determined that \$23,075 for furnishings would not qualify under historic preservation. He recommends a reduction of \$25,382.50, which included a 10% contingency built into soft costs. He suggested their 20% Design Contingency for construction costs is high. An additional 5% overall project contingency should be eliminated.

Ms. Bumpus advised they are continuing to identify grant possibilities she added they will need to raise \$500,000 for site work.

Wicks House Phase I Restoration/Renovation and Historic Structures Report:

Mark Schmidt, Executive Director of the Falmouth Historic Society, appeared before the committee to request \$122,600 to restore the 1790 Dr. Francis Wicks House Rear Ell Roof and fund a Historic Structures Report.

Phase I includes hiring an architect for the Historic Structures Report for an estimated cost of \$50,000-55,000. The Report will address the condition of the structure; management goals, providing a planning document and guide for budget and future planning.

Phase II is the restoration of the rear Ell Roof. Estimated cost is \$67,000.

The Dome at Woods Hole – Planning an Development for Rehabilitation:

Historic Commission appointee to the CPC, Nicole Goldman, recused herself from this discussion.

Bob Mohr, a member of the Board of Directors, appeared before the committee to seek \$125,000 to provide a Historic Structures Report for the Dome at Woods Hole, which is on the Register of Historic Places and listed on the MA Cultural Resources Information System. The Dome is a geodesic dome constructed by Buckminster Fuller and is known to every architect in the world. Their goal is to create a contemporary arts destination.

Mr. Mohr advised they are negotiating a 99-year lease on .06 acres , which includes the footprint and some additional parking. There is an offer on the table which must be resolved.

Mr. Mohr felt confident that fund raising will be possible after the Historic Structure analysis is done. Sandy Cuny asked if they did not receive full funding, can they still move forward. Mr. Mohr replied, “No.”

CHAIRMAN’S REPORT: None

ADMIN/CONSULTANT REPORTS:

Carole Sutherland reported on her several emails to the Community Preservation Coalition concerning the Dome at Woods Hole and the elements of the study that can be paid with CPA funds.

Consultant Sharon Gay reported on her interim summary of CP funding requests for April Town Meeting, which amount to \$3,241,789 for eleven projects. To be added is \$575,000 for the Land Bank Debt.

FINANCIAL REPORT:

The following project was approved for payment:

- Bike Rack Hardware (2015) \$1,856

REVIEW AND APPROVE CPC MINUTES:

On the motion of Steve Patton, seconded by Nicole Goldman, the committee **VOTED:** to approve the October 25, 2018 minutes. There was one abstention.

There being no further business, the meeting adjourned at 7:45 PM to meet again on **THURSDAY, NOVEMBER 15, 2018 AT 6:00 PM IN THE SCHOOL ADMINISTRATION BUILDING.**

Submitted by Mary J. Little, Recording Secretary