

**HARWICH Community Preservation Committee Regular Meeting**

January 14, 2016, at the Harwich Town Hall, Small Meeting Room

Present: Vice Chair Kathy Green, Daniel Tworek, Walter Diggs, Robert Bradley, David Nixon, and Jim Atkinson (joined the meeting in progress at 7:35 PM)

Absent: Chairman Bob MacCready and Cindi Maule

Vacant: Housing Committee representative

Called to order at 7:04 PM by Vice Chair Kathy Green. Guests welcomed.

A motion was made by David Nixon and seconded to approve the Dec. 10, 2015 CPC Meeting Minutes. Vote: Yes 5; No 0. Motion carried unanimously.

**New Business:**

- “Summary of Conflict of Interest Law for Municipal Employees” *Handout* passed out to committee members.
- There is still time before due date for article submission to consider appeal of Article 42 and an administration article.
- Review of the drafted 2015 CPA Articles for the Town Warrant:  
A motion was made by Walter Diggs and seconded to accept the warrant articles as presented, except tax title article. Vote: Yes 5; No 0. Motion carried unanimously.

**Old Business:**

- Community Preservation Plan (CPP) Update:  
Subcommittee will set up a conference call with potential CPP consultant Jennifer Goldson.
- Opened discussion/public comment On **HP15** Brooks Free Library Restoration Brooks Free Library Project funding request:
  - Town Administrator Mr. Clark gave an update of the account balances.
  - Brooks Free Library Trustees JoAnne Brown and Jeannie Wheeler spoke to address any confusion and questions the CPC has on the project. They are continuing to pursue the funding for the most historic building in use in Harwich. They highlighted three areas: cost of the project, maintenance vs. preservation and restoration, and HDHC consultant support. At the January 2013 CPC meeting, BFL was advised to get a professional restoration building assessment, along with getting other committees support. The BFL hired a professional historical restoration company for an assessment. The project is following that professional advice. HDHC liaison Jean Steiner has been a part of the process.
  - The painting section of the project is quoted at \$455,000, which also includes paint removal with containment and disposal, and rot and windows repair. Restoration is expensive; prevailing wages are also a factor. Like any public job, three bids will be required.
  - It was stated that Harwich has turned a blind side towards maintenance. But the BFL has included their upkeep in their budget. They haven't delayed maintenance; they have been painting the library for years. In addition to painting, the library director has learned to address other maintenance projects like the carpeting, electrical, etc. If the library wasn't painted so often it wouldn't be in its relatively good shape that it is in now. The old clapboard is original and much more resistant to rot than what is available now. Removing the paint is less expensive than replacement of sections. The assessment report advises the paint be removed carefully as not to mar the wood which could be seen under the new paint job. For public safety, they need to properly contain and dispose of the paint, which most likely has lead. The chemical stripping material is regulated; run-off will be contained.
  - Richard Larios, Chair of the Capital Outlay Committee says they support getting the building to where it should be, and support it as a capital expense. A capital improvement adds value, maintenance does not. It is a preservation project. One can do yearly maintenance, but it gets to a point where you have to go back to point zero. The downside of not removing the paint is that the buildup of paint starts damaging the asset. BFL has reached that point.
  - Greg Winston, Chair of the HDHC verified the HDHC March 2014 meeting minutes noted Jean Steiner's appointment as the liaison to the library. As a HDHC liaison, Jean attended the library's architect meetings and has been fully involved in the process of the project. The library thought they have been proactive involving the HDHC in the process. It was questioned if a liaison should be a participant in something or just be a reporter of the process to their group and not be involved.
  - It was questioned if the HDHC would need to give their approval on the project? When the library representatives came before the 2015 CPC meetings of September and November they were not asked if the HDHC had taken a vote. There is also no regulation or statute that requires correlating committees' support, but a Harwich town policy. The BFL plans to go before the HDHC as it is in the historic district of Harwich Center, but without funding in place the whole project is not defined for evaluation. The BFL is on the agenda for the next HDHC meeting.

- Mr. Winston was not at the August 27, 2015 architectural assessment presentation at BFL, but others were. All the members of the HDHC have received the assessment report. He has seen other projects the architectural firm has done including the Provincetown Town Hall and their library. What is the HDHC view on the BFL's structural integrity, streetscape, and removing paint by chemicals? There are no HDHC approved minutes since the assessment report to show their approval of chemical stripping. At the November 2015 HDHC meeting the library's columns were discussed, but tabled.
- The paint removal by chemical stripping was questioned. The Secretary of the Interior's Standards for Rehabilitation will be followed. It suggests chemical and heat stripping for paint removal, but the architectural firm ruled out the heat process.
- The color selection was expressed as an important factor. The library's assessment report said the paint color would have to be analogized. The color white had been discussed, but the library said all the specifications will have to be reviewed. The color is a specification to be determined. The HDHC will be involved.
- The CPC would like the most information possible to make an informed decision. It was suggested more research is needed before funding the project.
- As part of the town, the library has to report to the Capital Outlay and the Finance Committees, who evaluate the cost of used and not used town historical buildings. The library is used on a daily basis where other historic town buildings cannot say that. Residential property values are affected by the town's historic buildings. It is part of the community.
- The BFL is made up with three different buildings, the Brooks Block, the Bank (columns), and new addition, with sections dating from 130 to 160 years old. In 1964 the town voted to tear down the Exchange Building. It would be fair to say the town has regretted that decision. The town will also regret the loss of the library building.
- Mrs. Brown offered to have the architectural firm attend the next CPC meeting to answer any further questions the CPC would like to ask.

**Other:**

- A motion was made by Dan Tworek and seconded to pay the Board Secretary the submitted payroll hours of 11 hours for the month of December. VOTE: Yes 6; No 0. Motion carried unanimously.
- Next meeting is set for February 11. Agenda items discussed.

Adjournment 8:27 PM.