

Harwich Community Preservation Committee

Approved 3.10.16

HARWICH Community Preservation Committee Regular Meeting

February 11, 2016, at the Harwich Town Hall, Griffin Meeting Room

Present: Chairman Bob MacCready, Cindi Maule, Daniel Tworek, Walter Diggs, David Nixon, and Jim Atkinson

Absent: Vice Chair Kathy Green and Robert Bradley

Vacant: Housing Committee representative

Called to order at 7:03 PM by Chairman Bob MacCready. Guests welcomed.

A motion was made by Daniel Tworek and seconded to approve the January 14, 2016 CPC Meeting Minutes. Vote: Yes 3; No 0; Abstain 3. Motion failed; will address next meeting.

New Business:

- **HP15 Brooks Free Library Restoration Brooks Free Library Project.** A motion was made by Cindi Maule to reconsider the application by the library trustees on the preservation and restoration of the Brooks Free Library. Vote: Yes 5; No 1; Abstain 0. Motion carried.
 - Friday is the deadline for the Town Meeting warrant article submission.
 - It was question if reconsidering was a problem. This committee had worked to review all projects and voting done. All the other applicants didn't get to be reconsidered. But the answer is if a committee member that was in the majority of the vote asks the CPC to reconsider - that is this committee's preview.
- A motion was made by Cindi Maule and seconded to support the Brooks Free Library restoration project for \$540,000 from the Undesignated Fund Balance. Vote: Yes 5; No 1; Abstain 0. Motion carried.
 - Brooks Free Library Trustees JoAnne Brown and Jeannie Wheeler and Wendall Kawsow of McGinley, Kalsow & Assoc. Inc. *Handouts* letter from Paul Holtz, Historical Architect, Massachusetts Historical Commission, Commonwealth of Massachusetts; Secretary of the Interior's Standards for the Treatment of Historic Properties; a list of the firm's design and preservation awards. The Holtz letter states approval of chemical stripping. Among other things the SOI Standards doesn't recommend stripping paint to leave exposed wood to weather. The firm's awards list shows examples of other projects, like the Old South Meeting House in Boston and the Boston Clock Restoration, with the work done with stripping.
 - The library's paint is not flexible or bondable; stripping is necessary. The paint has reached such a thickness that it has to be removed. The biggest problem is the bond failure, causing the paint to peel. The stripping has to done by skilled workers, that won't do more damage.
 - Stripping the paint once every 100-120 years adds useful years to the building. The restoration fee of \$540,000 can be amortized over that time period.
 - Paint is the key element to preservation. Bare wood leads to rot.
 - A CPC member pointed out the letter recommends a paint study of the buildings original colors; using that historical color was favored.
 - It was varied that the HDHC desires a historical analysis to determine the original historic color and retain it for historic reference.
 - The project manager, Town Maintenance Supervisor, Sean Libby will oversee the whole project.
 - Competitive bids of competent contractors are important. The firm's other projects in Sandwich and Provincetown had certified contractors. Local companies will be informed of the project, they'll have the chance to be certified prior to bidding.
- The CPC budget was reviewed.
- The drafted CPC articles that were approved at the January 11, 2016 CPC meeting were submitted to Sandy Robinson.
- The new draft of the tax title article was reviewed. A motion was made by Walter Diggs and seconded that we proceed with it. Vote: Yes 2; No 0; Abstain 4. Motion failed.
 - Discussion: Rescinding the 2011 tax title article and ask to broaden the specific scope; the current restrictions have made it difficult to use. The draft needs still to go through the legal review. Points made: Requests to use CPC funds for this process would have to go through the CPC. The Planning Board has seen the benefit of the Town acquiring land identified as "owners unknown". Another benefit of this is it gets land back on the taxes rolls. After the vote, the committee members expressed the need to take the article back to their respective committees for input for further CPC discussion.

8:15 PM Cindi Maule departed meeting.

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- Community Preservation Coalition: A motion was made by Dan Tworek and seconded to continue membership and remit dues in the amount of \$4,350.00. Vote: Yes 5; No 0. Motion carried unanimously.
 - Discussion on the benefits of the Community Preservation Coalition: They are the source of the other town's CPA articles, an accessible database to only members; they can provide direct feedback on any questions, recently Chair MacCready contacted them regarding sidewalks and reefs; they have held presentations; they are advocates. They have a few paid employees.

Other:

- A motion was made by Walter Diggs and seconded to pay the Board Secretary for 3 hours of work. (*For the month of January*)
VOTE: Yes 5; No 0. Motion carried unanimously.

Old Business:

- Community Preservation Plan (CPP)
 - Subcommittee made future plans.
 - It was questioned how the potential CPP consultant Jennifer Goldson handles past CPC articles; why they were passed or not? No one won the RFP. Goldson is being considered for the project. This committee could reconsider if the CPP should include historical material. A "needs assessment" could be created to change the CPP from a reactive approach to a needs assessment, or even a mixture of both.
 - Currently there are records of the CPC minutes discussing the applications; however there is not a complete collection of all old applications, early records are non-existent. Town Annual Reports show what projects were passed. Federal government requires retention of records for six years. The ACT implies always retaining records. Chair MacCready has been unable to find a permanent location to house all the records he has.
 - The consultant will try to access where the town wants to go in the future. Focus groups, which may have a small number of people, may provide a limited point of view direction. Maybe a voice could come from 4 or 5 forums to brainstorm items. The consultant could handle them in one trip to Harwich. A robust outreach maybe through surveys, maybe via an invitation list. The main source isn't expected to be just one voice.
 - Not all of the town's boards/committees have up to date plans. The town's Comprehensive Plan needs to be reviewed and updated. It needs to be an umbrella plan, where all other plans need to fit under. It isn't there yet.

Adjournment 9:00 PM.