



Town of Fairhaven

Department of Planning and Economic Development

Town Hall • 40 Center Street • Fairhaven, MA 02719

Telephone (508) 979-4082 • FAX (508) 979-4087

RECEIVED
TOWN CLERK

Fairhaven Community Preservation Committee

2020 DEC 18 P 3: 51

Minutes

Wednesday November 18, 2020 – 6:30pm

Town Hall, 40 Center Street and by Zoom Remote Platform
Fairhaven MA 02719

FAIRHAVEN,
MASS.

1. ADMINISTRATIVE BUSINESS

- a) Chairman's Welcome and Media Notification - Chairman, Jeffrey Lucas opened the CPC meeting at 6:39 pm and read the Welcome and Media Notification per the Zoom rulings from Governor Baker.

- b) Quorum/Attendance

Present: Jeffrey Lucas, Ann Richard and Gary Lavallette via Zoom. Terry Meredith, Roger Marcoux and Director of Planning Paul Foley were in attendance in the Banquet Room.

Absent: Marcus Ferro

Mr. Lucas stated there are three open seats. Housing authority, Select Board representative and Historic Commission. Mr. Foley said that Suzan Galpin will be representing the Historic Commission but is currently out of Town.

- c) **Minutes:** February 6, 2020 draft; October 1, 2020 draft - No minutes as of yet; Mr. Foley will send them out for review at the next meeting.
- d) **CPC Bills:** None at this time.

2. GENERAL BUSINESS

- a) **Review of available funding from the State**

Mr. Foley reviewed the state funding. We just received word that we will be getting 28.6% as a State Match to whatever our town surcharge is. Our town surcharge has yet to be determined. Last year Fairhaven received a total of \$95,028 from the State in two disbursements. The existing balances currently total \$751,093.09. That consists of \$166,594.18 in Open Space, \$60,480.57 in Community Housing, \$61,560.77 in Historic Preservation and \$367,429.57 in the Undesignated Fund Balance.

Earlier this year the FY20 surcharge was estimated to be \$370,000 with a 2.5% annual increase. Add to that the 28.6% State Match gives us an estimated current total for FY20 of about \$487,715. So the existing balance and the estimated receipts leave us with about \$1,238,808. Take out the Appropriations from our most recent Town Meeting and there is approximately \$956,208 in the account. He will review this and report back when we know the Town Surcharge amount. He said there were 11 applications received with requests totaling more than \$1.2 million which is more than we have.

b) Review of FY21 CPC Applications

Mr. Lucas asked if everyone was able to review the applications. The committee reviewed the 2021 Applications for FY22.

1. CPC Application 2021-01: Green Meadow Roof

The proposal is to replace the 1996 roof on the 8 separate buildings with 40 one-bedroom apartments for seniors. Located at 1-42 McGann Terrace they are asking for \$65,000.

Mr. Lucas noted we have \$60,000 in the reserve account for housing and this is really our only community housing project. There was a question about exactly which buildings on the aerial they are talking about.

Ms. Richard wondered when they are finished if they will have put solar up. Mr. Lucas suggested that Mr. Foley reach out to Ms. Sheedy and ask that question about solar so they can have their answer ready when they come before the CPC.

Ms. Richard noted that the integrity and structure of the roof needs to be identified as well, especially if Solar will be installed after the roof is fixed. Mr. Foley explained they may be eligible for the PACE program if and when the Town adopts it. The Property Assessed Clean Energy (PACE) program helps out commercial and multi-family housing with long term loans for efficiency projects including solar and roofs.

2. CPC 2021-01: Academy Building Front Door Handicapped Access

Fairhaven Historical Commission (FHC) proposal for a new front landing and steps with railing, brick walkway and new lighting at the Academy Building located at 141 Main Street. Project Type: Historic Preservation. Requested Amount is \$195,000 with a bid of \$151,600 submitted.

Mr. Lavallette stated this has been a project within the Historic Commission for a long time and before CPC a few times. Mr. Lucas said he felt there was supposed to be a door in the back to accommodate the accessible ramp. He said he thought we already funded this project and was confused on where the new door and ramp were going. He said he didn't understand how the front door was going to be ADA friendly.

Mr. Lavallette stated the front would not accommodate a ramp. He said the existing door would be reversed and open inward and have a bigger landing in front and the proper rise and run on the stairs.

Mr. Lucas said he has inquired and studied what historic projects should really entail and follow the guidelines and specifications that the State puts out and they say they should follow the Secretary of Interiors Guidelines for work on Historic properties. The things they may have approved in the past might have been done improperly but wants to make sure going forward that they follow the guidelines and specifications that the State requires.

Ms. Richard stated she had read the document they received from Mr. Foley as well but wanted to be sure that committee members understood there was a change that occurred to the requirements in 2016. So some of the things that may have been okay in the past are no longer permissible. She, as well, wanted to make sure that the specifications are followed in compliance with the requirements. She said that they try to get them to comply and move forward under the current regulations and standards set forth.

Mr. Lucas said they will have to follow specific guidelines and specifications. For example, there should not be a metal threshold on a historic building.

Mr. Lavallette said that he is very frustrated with this project as they were told to stand down from the higher ups (Mr. Rees) and let this firm (an historic architecture firm) to take over with moving forward on the project and he agrees the project most certainly needs to be historically correct.

Ms. Richard stated she wanted clarification for the total cost for the back and front of this project. We already gave them over \$100,000 for this project and they have now separated the front from the back. Is \$150,000 just for the front now? Or is that the total with what we already gave them? Mr. Lavallette stated he believed the \$195,000 is the total amount for both.

Ms. Richard believes that there was money previously put aside twice before. Mr. Foley said there is a \$105,000 leftover and it needs to be clarified what amount they are looking for. Ms. Richard stated she remembers additional money being given a second time. She is asking for the total cost.

Mr. Lavallette thought that the ramp was estimated at \$72,000 and the front door is the rest of the front project. He believes the \$195,000 is for the front and back. Mr. Lucas said it is the applicant's responsibility to be clear about what they are requesting and what the cost is specifically. Ms. Richard asked that the chairperson of the Historic Commission get us more information as we move on.

Mr. Foley recommended we put in the plan that as part of the application process that applicants for historic preservation funds should answer specifically how they meet the Secretary of Interior guidelines for the treatment of historic properties and if not, why not?

3. CPC 2021-03: Old Stone Schoolhouse Restoration

Fairhaven Historical Commission (FHC) proposal for restoration of the schoolhouse building including gutters, fascia, soffits and fence at 40 North Street. Requested amount is \$15,000. Bid of \$14,150 submitted.

Ms. Richard asked about what the difference from ADA Compliant and ADA friendly is. Mr. Foley said he was guessing 'better than what is there now' but not compliant. Mr. Lucas said he doesn't know the answer but maybe a second door isn't possible to make it ADA compliant and agrees it needs clarification.

Mr. Lucas said he is looking at the fiberglass gutters. He said he would object to this at the basic level. They need to be wood. He said he wasn't sure what was being done at the other sections.

Mr. Lavallette said a whole makeup needs to get done. The plaster has separated from the rocks. He agrees that the gutters need to be wood. He said the walls need work and repainting with whitewash.

4. CPC 2021-04: Town Hall Street Lamps

Fairhaven Historical Commission (FHC) proposal for 4 decorative streetlamps on the sidewalk around Town Hall at 40 Center Street. \$22,000 requested.

Mr. Foley asked how these particular streetlamps were chosen. Mr. Lucas said he recalls that when the brick sidewalks were redone there was a thought to do this. He believes a layout was possibly done.

Mr. Foley asked if there are pictures from the old days when the lamps were out there. Mr. Lavallette didn't believe there were streetlamp poles on the street, this would be a precedent. He thinks they used the lights from the building. He said this would be a new concept that would need to go to Town Meeting. He said this could be a start to something that would continue down the street and across the street to the rest of downtown.

Mr. Lucas said that this may not meet the meaning of 'historic' and wondered whether it meets the qualification? Secondly, he is not clear what they are actually putting up per their page 3 description. What are the quotes even for? There is no itemized description. Mr. Lavallette agrees and said this had not come before the Historic Commission.

Mr. Foley said with no history of them actually existing before it's hard to know how this would be considered as historic preservation. Ms. Richard remembers a previous discussion about this several years ago with possibly Nils Isakson. Mr. Meredith stated he remembers a discussion as well and not sure it went forward back then. Not sure if even allowed.

5. 2021-05: FHS Windows Restoration

Fairhaven Public School District. Mr. Foley gave a presentation of the different phases. These are the windows on the top floor. They are asking for \$70,000

Mr. Lucas said the plans were not entirely clear about what this request is exactly for. He read from where he thought the windows would be replaced and it looked like it would be for only 13 windows. That would be \$5,400 a window. He said they've been funded all along. Ms. Richard noted they skipped last year and past summer there was work done on the windows. It would be nice to have a little more information on a match program or clarification.

Mr. Lavallette asked for clarification from someone from the School Department. They should just show the windows they are asking to be replaced at this time with this round of funding.

6. 2021-06: Historic Structures Survey Update

The applicant is the Planning & Economic Development department. The proposal is to hire a consultant to update 125 of the 293 Historic Structure Surveys done in the late 1970's and 1980's that are listed on the Massachusetts Cultural Resources Inventory and Survey (MACRIS) site. He is seeking \$30,000 as a local match for an MHC Survey and Planning Fund grant.

Mr. Foley applied for a pre-application and stated that Mass Historic votes in December whether Fairhaven will be invited to submit a formal application in January/February. The grant requires a 50% match. He asked for \$30,000 because it is a reimbursement grant in which you do not get the money until the work is done and approved. He is asking for \$30,000 from CPA to hire a consultant to do all the work. When the work is done and the Town is reimbursed they would either have the \$15,000 for the next phase or turn the money back into CPC. He had a discussion with MHC and they said 125 surveys is about the max that can be done in a season.

Ms. Richard said it goes along well with the demolition bylaw that was recently passed. She likes the idea of the matching grant and is all for it. Mr. Lucas stated he wasn't sure the continuation could happen without re-applying.

7. 2021-07: Millicent Library Chimney Restoration Project

The applicant is the Millicent Library and the proposal is the restoration of the chimney at the library which is on the National Register of Historic Places. The requested amount is \$136,360.

Mr. Lucas said again a lot of projects have been done at the Millicent Library and Deb always does them right and returns any money that is not spent. Mr. Foley showed the pictures that were sent to him about the project.

Ms. Richard said that a recent leak was inside. She said it was a worthwhile project as there is deterioration happening inside of the building.

8. 2021-08: Library Sidewalks Phase 2

Department of Public Works. This is the second phase of funding for restoration of brick sidewalks on William and Walnut Street and the requested amount and total cost is \$92,000.

They came in a couple of years ago and asked for the funding for the replacement of the brick sidewalks on both Walnut and William Streets. The CPC at the time broke it into two phases and said they had to reapply for whatever street was not funded that year. The following year was when there was a lot of turnover on the Planning Department and no one ever re-applied for the second phase. The CPC said that they are going to have to provide more information.

9. 2021-09: Skate Park Resurfacing

Ann Richard is the Petitioner on behalf of the kids. The proposal is to resurface the flat surfaces at the Skateboard Park. \$200,000 is requested and there were two bids submitted. One of \$150,000 and one of \$210,000. Mr. Lucas said the petitioner was actually DPW with Ms. Richard as the lead.

Ms. Richard did attend the Board of Public Works meeting to discuss and they are in full support of the project. She stated both bidders asked for the town to help and said that would defray the cost. Ms. Richard stated different methods to remove the current asphalt. She said they don't want to resurface with asphalt and are looking at concrete which lasts longer.

Mr. Lucas would like the grinding clarified. He would like to be clear at the public meeting what exactly will go there, concrete or asphalt.

Ms. Richard stated one of the bidders was someone that have worked on the park previously.

Mr. Meredith asked if the \$200,000 fee is for the removal of asphalt and then concrete on the resurfacing. Ms. Richard stated yes. Mr. Lucas said that this is the only open space project.

10. 2021-10: Unitarian Church Stabilization & Restoration.

Phase 1 of 4 to include work on the west side of the building including repointing of masonry, installation of electric cathode system, replacement of copper roofing and downspouts and flashing below coping stones and a new welded seam membrane roof for the cloister. Requested amount is \$193,439 for this phase.

Mr. Lavallette asked if there would be a conflict of interest because he does work for them. Mr. Lucas said there would not be because of the work he does on the sidewalks and he has nothing to do with the repointing and it goes to Town Meeting for final vote.

There was a question whether this was fundable because they are a church. They have to show the building has some public uses. Ms. Richard said that they do have public meetings there and provide some public service.

Mr. Lucas said it sounds fundable but should be checked. Ms. Richard said it should absolutely be a project that should be funded, especially where they have never asked for money from the CPC before.

11. 2021-11: Whitfield-Manjiro Carriage House Renovation - requested price \$150,000.

Whitfield-Manjiro Carriage House Restoration at 11 Cherry Street. They are asking for another \$150,000 for the same project that was funded earlier but they ran into more problems than they expected. Mr. Foley stated he hasn't spoken to Mr. Rooney about this project and wasn't sure if this is a fundable project through CPC as historic rehabilitation. We might need a preservation architect to look through a few of these projects.

Mr. Lucas spoke to the coalition almost specifically about this project. He said a historic architect really needs to look through this and see what exactly is historic. Is this restoration or renovation?

Mr. Lavallette asked what the \$150,000 would cover and needs clarification of such. He said it is the view of the Historic Commission (HC) that the HC are responsible for the structure of the barn itself and are not in favor of any interior design of any sort. There are a lot of town buildings that are leased and he said the HC has to be careful as to what we are allowing them to do. He said it would not be a funding project per the Historical Commission's opinion and they should at least be consulted and approve of any application.

Mr. Lucas said the person putting in for the application has to be the person who is responsible for the building as with the NFIA's building responsibility of the Historic Commission. He said he didn't realize Historic Commission is the committee responsible for the Whitfield-Manjiro house.

Ms. Richard stated they have already received money from CPC and a mass cultural development grant. She too was looking for clarification and specifications of the renovation. She also said maybe they weren't aware that they had to run renovations by the Historic Commission and that warrants a conversation.

Mr. Lavallette said it's because of their lease and the specific jargon that is in the lease that requires Historic Commission oversight. He said that should be clarified. Mr. Lucas said its imperative that the Select Board, Historic Commission and Whitfield-Manjiro get together to have that discussion. We need to see the language in the lease and know who has responsibility for the property.

Ms. Richard stated that Cindy McNaughton always had history on the Whitfield-Manjiro concept. Mr. Lucas said he would like to see in writing who is actually in charge of the house. Mr. Foley said it seems like a great project but not sure how it is historical preservation. He will get more detail on the project and will confirm whether or not it is eligible for CPC money.

3. **TENTATIVE FUTURE MEETING SCHEDULE**

They need to schedule the opening of the Public Hearings on the Project Applications and need to advertise so we need to decide the dates that people are available.

The Committee agreed to Wednesday, December 16, 2020 and Thursday, December 17, 2020 at 6:30p.m.

The Committee agreed to discuss the January date at their December meetings. Possibly Wednesday January 6, 2021 for CPC Review of Project Funding Recommendations

4. **OTHER BUSINESS:** Any other business that may properly come before the Board, not reasonably anticipated 48 hours prior to the posting of this meeting

Terry Meredith made a motion to adjourn and was seconded by Ann Richard. The motion passed unanimously at 9:03p.m.

Respectively submitted,

Patricia A. Pacella
Recording Secretary