



# COMMUNITY PRESERVATION COMMITTEE

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## Community Preservation Committee December 16, 2020 - Minutes

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2021 JAN 29 P 4: 11  
FAIRHAVEN,  
MASS.

### 1. ADMINISTRATIVE BUSINESS

- a) Chairman's Welcome and Media Notification
- b) Quorum/Attendance: **Present:** Chairman, Jeff Lucas, Ann Richard, Terry Meredith, Roger Marcoux, Gary Lavalette and Marcus Ferro. Beth Luey, the new Select Board appointee was also in attendance but not able to be appointed by the Select Board as of yet.  
**Absent:** Susan Galpin (hasn't been able to get sworn in yet)

On Zoom, Lynne Spencer and John Hecker of Spencer, Sullivan Architects on to discuss the FHS window project.

Wayne Oliveira and Nils Isaksen, from the Historical Commission.  
Krisanne Sheedy, of the Fairhaven Housing Authority

Ann Richard noted that there is no representative from the FHA. Ms. Sheedy stated they have an upcoming meeting and will try to choose someone.

- c) **Minutes:** October 1, 2020 draft - Terry Meredith made a motion to accept minutes of October 1, 2020 and was seconded by Roger Marcoux. The motion passed unanimously via roll call vote.  
November 18, 2020 draft - Ann Richard made a motion to approve the minutes from November 18, 2020 and was seconded by Marcus Ferro. The motion passed unanimously via roll call vote.
- d) CPC Bills: None.

### 2. GENERAL BUSINESS

- a) Review of available funding from the State  
Mr. Foley reviewed the CPA Existing Balance as of June 30, 2020 ending balance. He said he has been working with Anne Carreiro, Town Accountant on these numbers. He reviewed the numbers as well as estimated FY2021 receipts (estimating \$514,305.23) - all four funds estimated add up to approximately \$1,008.049.32.

Ms. Richard asked when the new budget is due for the next fiscal year because they need to discuss it. Ms. Pacella advised due on December 21, 2020. Mr. Foley said the CPC Budget is submitted in January when this year's appropriations are finalized for Town Meeting.

### 3. PUBLIC HEARINGS

Mr. Lucas brought everyone's attention to a chart that explains 'CPA Allowable Uses'. He stated they are going to have to start being diligent to explain how projects are allowed per the Community Preservation Act legislation in each of the categories. He said that some parts of the projects the committee has approved in the past many not technically have been allowable according to the legislation so they're going to have to be more careful with CPA funding. Mr. Lucas said the "historic" is the most difficult to meet the standard. He spoke a bit to the Community Preservation Coalition about what Historic resource information they need to look at.

The following applications were reviewed on **Wednesday, December 16, 2020**:

- a. Green Meadows Roof (Fairhaven Housing Authority). Proposal to replace the 1996 roofs on the eight (8) separate buildings. Request Amount: \$65,000.

Krisanne Sheedy reviewed the project for the Green Meadows Roof. She explained that there are two different sites at McGann Terrace. The front piece of property is called the "cottages". They are like motel buildings with 4-6 apartments each with a total of forty (40) 1-bedroom units. Last year exterior doors were funded by CPC for energy efficiency and improved accessibility of the elderly and handicapped. This year the FHA is asking for the roofs to be replaced which were last done in 1996. The FHA is seeking a \$65,000 CPC contribution for eight new roofs to help with the total cost of \$360,296.

Ms. Richard asked about the replacement of the roof and asked if there was a thought to have solar panels on the roof. Ms. Sheedy said they would be open to looking into solar on these roofs. Ms. Sheedy's connection was then briefly lost.

Mr. Lucas said he thought they couldn't add the solar into this project as it was not represented to them with this project. He said the request for the \$65,000 is 18% of the \$360,296 project and appreciates that they come to the table with a good portion of the monies themselves.

Mr. Lavalette asked if there were specifications given on the roof; 20 or 30 year, asphalt roof or other. Mr. Lucas said it was an asphalt roof. Mr. Lavalette stated he would like to see specifications on the roof. As he wouldn't want to see this happening every twenty years.

Ms. Sheedy did get back on through a phone connection. Mr. Lucas reviewed what was discussed.

Ms. Sheedy stated this is a very preliminary stage and hasn't gone to a designer as yet. She said the designer is the person who makes the recommendations to what type of roof material that is used.

Mr. Lavalette stated he thinks the project should have more specifications to the type of roof and the longevity of the roof. He believes it should be more finalized with the specifics of what kind of product will be used.

Ms. Sheedy thanked the Committee and stated if they could offer more information she would be happy to gather that information. Mr. Lucas asked her to send any additional information about the shingling longevity to Mr. Foley if she was able to obtain the information. Mr. Lavalette also stated that if solar was going to be on the roof that as well be included in the specifications.

Ms. Sheedy stated she doesn't really see solar panels on this project. It is probably not going to happen at the cottages as there are a lot of trees that would need to be cut down. Ms. Richard stated she wasn't suggesting adding the solar project to this project, she said she was asking them to think about it for future build out.

Ms. Richard motion to continue to January 13, 2021, their next meeting and was seconded by Gary Lavalette. The motion passed unanimously via roll call vote.

- b. Academy Building Front Door Access (Fairhaven Historical Commission). Proposal to build new front landing and steps with railing, brick walkway and new lighting. Request Amount: \$195,000.

Mr. Oliveira, Chair of the Historic Commission, gave an overview of the Academy Building and said the project at the back of building is being made ADA compliant and should be starting soon. He said this was a three year project on this building that has experienced many delays. He explained the front will be ADA 'friendly' and explained the process of how the front was sent to bid. He said they were asking for \$195,000 to make sure they get enough money to do the project. Mr. Oliveira reviewed the project via a slide show. He said it was a Town owned building built circa 1798. He said this building is on the National Historic Register along with the High School so it qualifies for CPA Funding.

Mr. Lavalette noted the new door will be opening in, not out. Ms. Richard thanked them for the pictures and presentation and asked about the elimination of the doors. Mr. Oliveira stated all three existing doors would be eliminated and replaced with a single oak entrance door. He said all existing framework would be retained and rehabilitated.

Ms. Richard asked Mr. Oliveira to explain the difference between "ADA compliant" and "ADA friendly". Mr. Oliveira explained the building will meet the ADA requirement because of the ramp installation on back. In the front it would be more ADA friendly because it will be the right pitch on the walkway and the rise and run of the stairs will be easier to negotiate.

Ms. Richard asked about railings on one side? Mr. Oliveira replied it would have dual hand railings, one on the left and one on the right.

Mr. Lucas asked what type of platform is going in the front and the width of the walkway, as it reads in the quote 4'-6', he would like to know specifics is it four or six feet.

Mr. Oliveira stated it would be four feet wide and six feet in front of the door. He said it would need to be reconfigured to meet the door, but not super wide.

Mr. Lucas stated it was confusing on how the architect wrote it up. He said specifications should be listed and that's what he's looking for.

Discussion on the door size and what will be put in. Mr. Lavalette, who is also a member of the Historic Commission said the door size, and thickness has been specified out in the memo. Mr. Lucas explained what he read about the door size and didn't think it was specified.

Mr. Oliveira stated they would be using authentic materials as best they could on a historic door of a historic building.

Mr. Lucas said he feels like any changes need to make sure it looks like it's always been there. He said the information states the profile of the railing on the back of the plans, but no more details are explained. He said he is not trying to be antagonistic but he is going to work hard to correct errors from the past. Mr. Lucas stated he wants to be diligent in his decisions.

Mr. Lavalette, said they have spent a lot of time on this project and the door will be symmetrical with what is there. He said they have gone to great lengths to keep the original look. He feels the door was specified and a cost given to it and it will fit that opening perfectly. He also mentioned that the railings had been changed a few times and they are doing the best they can to keep the look historically correct and that was why they made the decision to go with bluestone to what was perhaps there back in the day.

Ms. Richard stated it seems there are a few more questions. She asked if the Commission could ask for specifications or photos or catalog #'s that they could share with the CPC at the next meeting (January 13<sup>th</sup>) and offered to continue to get more answers if necessary. Mr. Lucas stated he would be looking for the walkway width, door, and the railing.

Mr. Oliveira stated he thinks the job of the CPC is to vote on the merit of a project for funding but doesn't believe micromanaging the project is part of their job.

Ann Richard made a motion to continue this public hearing until January 13, 2021 and have some of Mr. Lucas and others questions answered and was seconded by Terry Meredith. The motion passed unanimously.

- c. Old Stone Schoolhouse Restoration (Fairhaven Historical Commission). Restoration of the schoolhouse building including gutters, fascia, soffits and fence. Request Amount: \$15,000.

Mr. Oliveira explained the project at the Old Stone School House built in 1828. He explained and showed slides of the fence that is made of pine and is in need of a replacement. He said the soil goes right up to the school house and the paint is chipping away. Part of this project calls for power washing, masonry, scraping and podging. He shared pictures of the rot around the gutters, fascia, soffits and fence. He said it was a town owned building and not on the National Historic Register at this point; but is under the historic commission. He said

there will be no fiberglass gutters as listed on the quote and the new quote updates the price from Cottrill Brothers.

Mr. Lucas stated that there was nothing in the quote that mentioned the podging and the painting, so he wasn't sure if it was reflected in the new quote. He didn't read it in the narrative, either.

Discussion on the gutters that were put on the building perhaps in the last 20 years.

Ms. Richard made a motion to continue this hearing as well to the January 13, 2021 to get more data. She said that Mr. Oliveira does not have to attend those meetings, as long as the information is forwarded. The motion was seconded by Gary Lavalette. The motion passed unanimously 4-0-1. Marcus Ferro was not available via zoom.

- d. Town Hall Street Lamps (Fairhaven Historical Commission). Proposal to build four (4) decorative streetlamps on the sidewalk around Town Hall. Request Amount: \$22,000.

Mr. Oliveira was present to speak about this project along with Mr. Nils Isaksen. Mr. Oliveira said it has been a project that Mr. Isaksen and his late father-in-law, Al Benac started years ago. Mr. Oliveira stated it may not be able to be funded by CPC monies, but he would ask for their support in other ways if they go to Town Meeting for monies. He said when the sidewalks were done there was conduit added under the grass so that if someday it was allowed, street lamps could be added. Mr. Oliveira stated that it can get very dark in that area, and unsafe when people are leaving Town Meeting after late night meetings.

Mr. Oliveira reviewed the thought if in fact there were lights in front of town hall in the past. He showed a few pictures that were difficult to see if they were in fact lights, but it's also to enhance the center of town.

Mr. Isaksen stated that the piping is under the grass and he has already spoken to Eversource on what can and can't be done. He explained how the streetlamps could be decorated at Christmas with wreaths and at Homecoming. He said it would be a definite beautification asset to the center of town. Mr. Isaksen also wanted to give a kudos to FHS, who helped photoshop the streetlamps into the picture presentation.

Discussion on the height of the proposed lights as well as what was original to the Town Hall. Mr. Lucas said he was one hundred percent behind the project, but didn't think it fell under the guidelines for CPA funding.

Mr. Oliveira stated he had read that there was a street light rehabilitation in another town.

Ms. Richard stated they just need to be careful when looking at past projects that were approved with other towns as there could have been mistakes made. We may need to ask a consultant before comparing another town's funded projects to the ones we have in front of us.

Mr. Lucas advised the committee would be in touch if they decided to fund the project and thanked them for submitting the project.

- e. Fairhaven High School Windows Restoration Phase 4 (Fairhaven Public School District). Phase four of window restoration work at High School focusing on restoration of the existing wood window sashes and windowsills. Request Amount: \$70,313.

Lynn Spencer was present along with architect John Hecker as they reviewed this phase four of the window restoration at Fairhaven High School.

Ms. Spencer stated the proposed scope of work is to restore the exterior envelope and replacement of missing sash lifts and locks, installation of perimeter weather-stripping; restoration of the original system of sash pullies and sash weights for thirteen windows, with a total budget of \$70,313.

Ms. Richard stated she appreciated the presentation and it was amazing to see the inside details, she asked how many windows would be in phase 5. Mr. Hecker stated there were approximately eighty windows remaining after phase four.

Ms. Richard asked about the quote which listed options up to \$103,000, but they were only asking for \$70,000.

Mr. Hecker said \$70,000 was a base for work that needs to be done now and how much they think it may cost but is partly dependent on what the bids come in at. There are two alternatives that allow for additional work if grant monies are available and the bids come in low enough.

Ms. Richard asked about the high school putting any monies in this year? Mr. Hecker said that they were not able to put any funds in this year. Ms. Spencer said there was a project last year that the high school funded themselves without CPC funds.

Mr. Lavalette asked the average cost per window; and the consultant stated \$3,500.

Mr. Lucas thanked them for a thorough presentation and stated the CPC would be in touch.

- f. Historic Structures Survey Update (Planning & Economic Development Department). Update Historic Structure Surveys on the Massachusetts Cultural Resources Inventory and Survey (MACRIS) site. Determined to not be eligible for CPA Funding.

Mr. Lucas reviewed this application for the record; however Mr. Foley said he spoke on the phone at length with Stuart at the Community Preservation Coalition about some of the applications this year and it was determined that this is not eligible for CPA funding.

Mr. Lucas asked everyone to look and read more about these projects and the availability of reviews. He apologized for skipping a lot of steps in the past and stated they really need to

start talking more about historic preservation. He recommended members review the coalition website.

Ms. Richard stated they also have to understand that most groups that come before us are dedicated volunteers. She stated that as part of their budget they could add the cost of a consultant to come in to discuss or ask questions directly to. She believes they need to think about having more information and they have the money in their budget so she would like that to be discussed at their next meeting.

4. **TENTATIVE FUTURE MEETING SCHEDULE**

Wednesday January 13, 2021 – CPC Review of Project Funding Recommendations

Mr. Foley said if Committee couldn't meet tomorrow due to the impending storm then they could hold the scheduled public hearings next Wednesday.

Mr. Meredith made a motion to move tomorrow's hearing, if not able to do so, until Wednesday, December 23, 2021 and was seconded by Ann Richard. Unanimous. 4-0-1. Marcus Ferro not on the call.

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

Ann Richard made a motion to adjourn and was seconded by Terry Meredith. The motion passed unanimously at 9:45p.m.

Respectively submitted,

Patricia A. Pacella  
Recording Secretary