Community Preservation Committee

October 22, 2014

Meeting Minutes

Members Present: Chairman Donald Fletcher, and Members: Allen Hanson, Rita Farrell, Linda Avis Scott, and Leslie Bracebridge. Absent: Susan Essig and Michael Vinskey.

1. Review and approval of the **September 18 meeting minutes** was put off until the Dec. 4 meeting.
2. **Subjects discussed:**
	1. **Shutesbury CPC plan preservation vs. maintenance**
		1. Revisions: Annual Town Meeting Warrant Articles added, memberships corrected, Hanson & Scott overview added, and explanation that applications can be accepted throughout the year. The decision reached at the September meeting to make preservation vs. maintenance decisions on a case-by-case basis and if in doubt, seek guidance from Town Counsel was deemed the preferred decision.
		2. **The Community Preservation Committee unanimously voted to approve the draft 2015 Community Preservation Plan as amended.** Chairman Fletcher will finalize the Plan and send it to the Web Committee to post.
	2. Chairman Fletcher shared information about the **Community Preservation Surcharge Report:**
		1. Which he received from the Town Accountant.
		2. Finding the report too complicated for comparison purposes, Member Rita Farrell would prefer to see a final tally of income and costs by years.
	3. Member Jim Aaron, representing the Town Buildings Committee provided the following update on the **Hearse House** project:
		1. “Ants have been doing their subtle work over the last 100 years.”
		2. That said, the mortise and tenon, timber frame was in very good condition. The bottoms of the posts were cut off and pieces from the replaced framing beams were used to join to the bases of the posts. The carpentry is to be admired.
		3. The rafters were re-used.
		4. The clapboards of perhaps 1890’s were removed and will not be replaced.
		5. Former doors added at an unknown time will be replaced with new doors reconstructed in the 1840 style.
		6. The “black trim” of the 1840 plan turned out to be black paint on the corners of the siding, to look like “trim.” That technique will be repeated on the final 2014 finish.
		7. The 1966 concrete floor was 10 to 12 inches thick and was left in place to serve as a solid foundation for the added granite “tilt” stone foundation.
		8. The bids came in enough below the estimated budget: $5,300 for masonry and $10,150 for carpentry that the roof could be made of Alaskan yellow cedar shingles, 5/8 inch thick at the wide end with a predicted 35 year lifespan.
		9. Hardware: The original hasp will be re-used for the closure mechanism, and wrought iron strap hinges for the doors are being hand-forged by Bob Compton of Ashfield, they will be funded by private donations.
		10. A replacement window of the period, found by Jim Aaron is being re-glazed right now by Jesse Brown to be added to the west wall. The rotted window that was removed was not original to 1840; Jim is not certain when it was added.
		11. The Highway Department will bring a back hoe back down and re-level around the building when the carpentry work is completed.
		12. The question remains: What to do with the original siding boards which have a “pedigree.” It is felt the good pieces should be stickered and stored for a future use; but what is that future use and who will clean up the pile?
3. **Other Business:** Pre-applications are due November 30. During the year there has been some conversation about possible projects, but no one has submitted an application yet. Member Rita Farrell expressed her desire that funds be allowed to accumulate for a big project rather than used for repeated smaller projects. Should the CPC deny a project because it is not a major project, or should projects be approved or denied based on their individual merits? The CPC still has a lot of questions to address that have never been asked before.
4. **The next meetings:** will be December 4, 2014 and January 8, 2015.
5. MemberRita Farrell has invited **Franklin Regional Housing and Redevelopment Authority** community housing expert Robyn Sherman to the meeting to explain aspects of the Community Housing First Time Home Buyer Assistance Program and how it relates to Community Preservation funds.
6. **The CPC adjourned at 6:50 PM.**