

Minutes for Hull CPC 01/13/20

Call to Order

A Hull Community Preservation Committee meeting was held on Monday, January 13, 2020 at Town Hall (253 Atlantic Ave, Hull, MA). It was called to order at 7 p.m. and presided over by Committee Chair Jason McCann.

Committee Attendees

Jim Richman, Hull Housing Authority

Fulvia Matteuci, Historical Commission

Jason McCann, Planning Board and Chair

Jim Ianiri, At Large

Tammy Best, Conservation Commission

Carol Costello, CPC Consultant

Agenda

Presentations from three final project applicants for CPC funding, followed by current state of 2019 projects.

Presentations

NOTE: Final applications are available online.

- 1. Restoration of Interior of Paragon Carousel:** Presented by Marie Schleiff (President of the Friends of the Paragon Carousel). She started by thanking the CPC for approving the Friends' last project to stucco the exterior of the carousel. She mentioned that the carousel continues to run "on a shoestring" and is funded by an annual appeal, grants, donations, and summer operation of 100,000 visitors per year. In 2008/'09, the Friends won a grant to replicate the original doors and surrounding windows of the carousel. At that time, they determined they'd also need to re-stucco. After two years, the doors began to fail because the sills were not replaced. The Massachusetts Cultural Fund helped fund the replacement of sills at that time. A summer resident of Hull who is also an architect joined the advisory board and offered to help lead a project for further stucco restoration, pending funding. That project is due to start in April. Now the focus is weatherproofing to prevent "ponding" under the doors. Three companies delivered bids to seal the doors from moisture and resurface the floor (which hasn't been replaced since 1986). One from Hudson, MA was interested in the historical nature of the building and came in with the lowest bid. The last stage of restoration will include heating, but that can't happen until weatherproofing is complete. Heating will allow for longer operation.

Q/A: Fulvia mentioned meeting with Jim Callahan and Bob Foster about the project and determined that there is enough community and tourist interest in the carousel to seriously consider funding the project. She then asked what could be accomplished with less funding than requested. Marie explained that there are thresholds for sealing the doors and making the building handicap accessible. She then outlined the bids received. She did admit that the amount requested included a cushion. Jim asked if there was any funding coming from anywhere else (matching grants, etc.) and Marie stated there was not because of a grant in progress with the Mass Cultural Facilities Fund to restore the clock tower building. She mentioned that the carousel horse adoption program she started in 2015 has helped them

survive the past five winters. She also mentioned that they do have a grants writer working on another possible grant, but that funding is not guaranteed. Jason asked for clarification about the door restoration in 2009. Marie explained that the replicas did not replace original doors, but instead replaced garage doors that had previously been installed when the building was moved. Marie said that if approved, the project could be completed by Fall 2020. The nonprofit, not the municipality, would have ownership over moving the building, if necessary. Prevailing wage was again discussed.

2. **Marking of Public Access Rights-of-Way:** Presented by Paul Paquin of the Conservation Commission. Many places in town are public property or deeded rights of way that are hidden, and the Conservation Commission is committed to marking these for clear public access. For example, there are nine water access points on Edgewater Road that are unmarked. The aim is to simply mark the street so the public knows they're accessible. The funding is for legal confirmation that such places are indeed public access.

Q/A: Tammy served as the public liaison and expressed support of the public. She suggested testing the project with 10-15 sites to see how it goes. Paul expressed his hope that marking these places will make people appreciate them more and take care of them. Fulvia asked how many places could be marked with the requested funds. Paul responded that there are hundreds (the assessor's database shows and numbers them all), but he'd be happy to mark 20-25 in the first round to start the process. There was some concern that property owners would find it invasive. Town council will have to decide if marking requires more than street paint. Jim Ianiri asked if the amount requested was a hard number and Paul said no. Paul mentioned that volunteers could do the work, but Jason expressed that it's problematic for CPA to approve funding of volunteer projects, that contractors should submit bids. Jason asked for a letter of support, but Paul said he has only received verbal support to date.

3. **End of Richards Road Conservation Area and Trail:** Applicant was not present. Jim Ianiri presented an update. He first provided background: the parties who own the land are looking to sell it and are seeking help with CPC funding to make it an asset to the town. There are some things in the way: the town has not expressed any interest, and in order for it to be successful, a sale agreement must be in place to preserve a portion of it for the town. CPC's position is that without the approval of the town, they can't vote in favor of it. Jim did not know the status of the sale or the application and had not heard back from the applicant by the time of this meeting.

Q/A: Jim Richman expressed concern about continuing to consider the application at all. Jason clarified that he kept it on the docket because he had not received a formal letter from the town or a withdrawal of the application. Once a sale is in place, the town may be able to establish a right of way or easement for access. Fulvia thought CPC should try one final time to reach out to the applicant. Jason then closed the televised portion of the public hearing.

Motions

Jim Ianiri motioned to pay Karen Sikola for previously approved minutes. Jim Richman seconded. Approved unanimously.

Jim Richman motioned to pay Carol Costello, CPC Administrative Consultant, for invoice dated 1/13/20. Jim Ianiri seconded. Approved unanimously.

Other Reports

Current state of 2019 funded applications: Applicants pay and then request reimbursement. Carol reached out to Michael Buckley in the finance department to see if any other invoices have been paid

out and there haven't been. Jim Richman said that there will be a spreadsheet-generated invoice. Carol said she would follow up with Michael.

Water Tower: The town convened a review committee for the bids submitted for work on restoring the Fort Revere water tower. They received two bids for detailed engineering and design work and were asked to consider certain criteria before deciding which bid to accept.

Timeline: As of January, new fees begin at the registry of deeds. Increased revenue will go right into the CPA. First distribution will be received November 15, 2020. Jason would prefer to not use projected funds in budget. 2019 revenue + November 2020 funds will be used to vote on applications. Carol will calculate what's been requested. Though all applications have been presented, the committee can still consider emergency projects. Reserve funds can be applied to next year's applicants.

Affordable Housing: Jim Richman discussed a need for developing more affordable housing, especially for 55+ residents.

Announcements

The next CPA meeting will be held on Monday, January 27.

Adjournment

Jim Ianiri moved that the meeting be adjourned at 8:49 p.m. Tammy Best seconded.

Secretary
Community Preservation Committee
Town of Hull, MA

Date of Approval