

## Minutes for Hull CPC 01/27/20

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### Call to Order

A Hull Community Preservation Committee meeting was held on Monday, January 27, 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

Greg Gray, Parks and Recreation

Jim Richman, Hull Housing Authority

Fulvia Matteuci, Historical Commission

Tammy Best, Conservation Commission

Carol Costello, CPC Consultant

Jason McCann, Planning Board and Chair

### Agenda

Review presentations of project applicants for CPC funding and decide how to allocate available funds.

### Presentations

Carol provided a spreadsheet of all funds available to give to projects. Jason delivered instructions to public audience for Q/A and meeting reserve minimums per category/project. Decisions are noted below. Votes and amounts are listed under Motions.

- Gunrock Playground Project:** Jason thought it was compelling as a recreational need. Photos were illuminating, but he was concerned about the total amount requested since it's about half of total budget. Fulvia asked if the portions of project could be postponed, but it was determined the project would have to be done in full to address drainage issues. There was some discussion about deciding between this project and Hampton Circle. Some determined Hampton Circle is in worse shape, but Gunrock would have bigger community impact. Though there was some frustration that only one estimate was received, appreciation was voiced that the bid was so detailed.  
**Q/A:** If approved, two more bids must still be received. Rachel of Spring St. asked what would happen if one came in under budget. In that case, any funds not used would be returned to CPA. Randy Gould of 2 Cushing St. voiced concern that playground was built in low-lying area and would be subject to future flooding. He asked how the budget would be used to address that issue. Jim asked if the issue of conservation commission came up when Kenberma playground was approved two years ago.  
**DECISION:** Approved, with caveat that Chris provide additional quotes prior to town meeting. The committee determined this project was better presented than the Hampton Circle project. There's also more open space to potentially serve more ages and purposes.
- Hampton Circle Playground:** Issues were voiced about how often this area floods without proper drainage. Plan was not as well developed. Jason mentioned that from a time-sensitive perspective, there was something more compelling about the Gunrock project.  
**DECISION:** Pass at this time.

3. **Public Rights-of-Way Identification and Markers:** Town manager sent a letter of support. Tammy mentioned that there's still no formal budget estimate, which poses difficulty. Time is needed to determine whether spaces are indeed public before deciding how to mark them.  
**Q/A:** Fulvia asked how the money will be used. Tammy mentioned that town decisions about signage will determine pricing. Concern was also voiced about some supposedly public rights of way no longer maintained or accessible.  
**DECISION:** Wait. There's merit to the project, but it's not yet ready to be financed to move forward. The scope of work needs to be tightened. An attorney should consult. Jason considered placing this project on budget reserves to set money aside to take this on in the future, but budget must first be clear.
4. **Weir River Estuary Purchase:** No real application to consider and no permission from the town.  
**DECISION:** Pass.
5. **Historic Town Records Preservation Plan:** Jason expressed appreciation to Lori for such a clear presentation about the historic value of the project. It does serve only one purpose, but it's a compelling purpose. The only hesitation is whether to fund the full request to start or fund just the first phase and then reevaluate. A study may first need to be done to identify how to spend remaining funds.  
**Q/A:** Fulvia asked how many years the project would take, and Lori said it was difficult to guess without an assessment. Jim expressed that Lori had done her homework and any additional study would only further delay starting the project, but Lori clarified that an assessment is necessary to apply for grants. There's a complication with maintaining climate conditions of the vault, and that cost needs to be determined.  
**DECISION:** Approve funding for assessment, potential of conditioning the vault for storage (doesn't have to be a definitive portion), and the restoration of documents to get the ball rolling. Greg voiced that he was strongly in favor. The committee agreed that it shouldn't be pushed back another year.
6. **Paragon Carousel:** Fulvia mentioned that though it was great the Friends want to save money, we still have to make sure historical preservation projects meet a certain standard. She appreciated that estimates came from companies with such experience. Project is two-phase: 1) winterization of doors; 2) refinishing of cement. Phase 1 is the priority, but Jason was informed both must be done together. He expressed some concern that there's still a bit of disconnect between the Friends and the legal restrictions for CPC funding. There's also a complication that the concrete pad was constructed during the '80s move and is not part of the original historical landmark. Lori called the carousel the "gateway to Hull" and worries that if not preserved, it could be lost in a storm (as Fascination was). Jim mentioned possible hazards and handicap accessibility. Because they received funding last year, there was some discussion of whether there needs to be more balance in what projects get funded.  
**DECISION:** Approved and moved the project to recreation budget, so it doesn't have to follow historical criteria.
7. **Town Hall Side Entrance Rehab:** The Historical Commission asked if the project would be done to meet historical standards, or if the column would be replaced with fiberglass. The applicant was fine with the alternative, but then it wouldn't qualify for historical funding. Attempts must first be made to restore what's there before replacing (even if it costs more). Randy commented that CPA funds should not be used for general maintenance of town property.  
**DECISION:** No. Doesn't fit the scope.
8. **Village Fire Station:** Jason received three engineering estimates past the deadline. The estimates are for a study to conclude what all needs to be done to make the building viable. One estimate was over the amount requested, but the plan was not adjusted. Fulvia wondered if the public would question if CPA only funds studies. There was also concern about a fire truck being able to fit inside the existing building. There was some discussion about whether the applicant could apply for grants.

**Comment [KS1]:** I think it was Lori, but it could have been Tammy or Carol. Still trying to distinguish everyone's voices!

**Comment [KS2]:** I heard him referred to as Randy, but he was not introduced at start of meeting.

**DECISION:** Approved. It passes criteria for funding. There's no doubt that the building needs a lot of attention and has historical significance. We need to see if we can use it to contribute to public safety. CPA can fund the study and then the project can go to the public for vote.

## Motions

Jim Richman motioned to approve projects 1, 5, 6, and 8 at the revised amounts: Gunrock Playground for \$221,000, the Historic Town Records Preservation Plan for \$50,000, the Paragon Carousel Structure Repairs for \$48,000, and the Village Fire Station Repair Plan for \$25,000, for a total of \$344,000. Tammy Best seconded. Approved unanimously.

Jason McCann motioned to reserve \$20,000 for administration. Greg Grey seconded. Approved unanimously.

Jason motioned to reserve \$48,914 in the housing category. Jim seconded. Approved unanimously.

Greg Grey motioned to put an additional \$25,000 toward the housing category, as well as \$25,000 toward the general historic preservation reserve<sup>1</sup>. His motion included a proposal to put the remaining \$2,277 from the budget back in the kitty. Motion was seconded. 3 voted in favor; 1 opposed. Motion passed.

Jim motioned to pay a \$440 invoice from Carol dated January 27. Motion was seconded and approved unanimously.

## Other Reports

Massachusetts Housing Partnership is having a CPA conference to discuss how to work with housing authorities and trusts to be creative in using CPA funding, 8:30 a.m. to 3 p.m. March 14 at the Courtyard Marriott in Marlborough. \$30 to attend.

Warrants are due the first Thursday in February.

Town Meeting is May 4.

## Announcements

The next CPC meeting will be held on Monday, February 3.

## Adjournment

Motion was made to adjourn the meeting at 9:45 p.m., seconded, and approved unanimously.

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Secretary  
Community Preservation Committee  
Town of Hull, MA

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Date of Approval

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<sup>1</sup> CPC intends to invest historic funding in the Fort Revere restoration project, currently in the RFP process (bid pending).