

Minutes for Hull CPC Meeting: 1/11/21

Call to Order

A Hull Community Preservation Committee meeting was held remotely on Monday, January 11, 2021. It was called to order at 6:30 p.m. by CPC Chair Tammy Best.

(This meeting is being held remotely via GoToMeeting as an alternate means of public access pursuant to an order issued by the Governor of Massachusetts dated March 12, 2020 suspending Certain Provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hull in accordance with the Open Meeting Law.)

Committee Attendees

Tammy Best, CPC Chair
Greg Grey, Parks and Rec
Jim Ianiri, at-large
Nathan Payton, Hull Planning Board
Fulvia Quilici Matteucci, Treasurer
Jim Richman, Vice Chair
Carol Costello, CPC Administrator

Agenda

- Approval of minutes from meetings held on 12/7
- Review and approve any outstanding invoices
- Any additional updates on previous CPA grants/projects
- Grant Applicants Present: *(approximately 10-15 minutes per presentation, applicants will present one after another)*

Review/Approve Meeting Minutes

Meeting minutes from 12/7 - no discussion/changes

VOTE: Greg made the motion to accept, Nathan I seconded the motion; vote was unanimous. *Tammy will request that they be placed on CPC website. (Jim R, Nathan, Jim I, Fulvia, Greg, Tammy)*

Review/Approve Outstanding Invoices

Carol Costello's Invoice No. 8, dated January 11.

VOTE: Jim R. motioned to approve, and Greg seconded the motion, vote was unanimous. The motion passed and Fulvia will process the invoice with Mike Buckley. *(Jim R, Nathan, Jim I, Fulvia, Greg, Tammy)*.

Updates on Previous CPA grants/projects

No new updates.

Review CPC Application

Tammy: each proponent will present their application, the committee will ask questions, then it will be opened to residents for questions. CPC will not be voting tonight; voting will take place on Feb 1st.

We will keep everyone muted, if you have any questions, use the chat function.

Please state name and address for record if you have questions. *(approximately 40 people on the call)*

Carousel Wooden Railing Repairs

Requesting: \$15K / PL: Fulvia

Presenter: Tim Reynolds (689 Nantasket Ave) – Acting Project Manager, review the presentation submitted by the Friends of the Carousel. They are requesting recreation CPA funds for their project.

Questions:

Greg: Just to clarify, the railings are currently down, you need to put them up prior to operations in the Spring, so you are not relying on this money now, because final approval will take place at ATM in June/July.

Tim: we understand, we have interim funding, to get carousel open this year. The railings were taken off with the previous CPC grant from ATM20.

Tammy: since you are looking for CPA funds to be used for reimbursement after the project has been completed, we would need to look into this, Carol can you confirm that CPA funds can be used for this purpose; whether we can use CPC funds to use to reimbursement after work has been completed.

Carol: I will shoot an email off to Town Counsel, Jim Lampke, and the Community Preservation Coalition.

Gisela Voss (77 Hampton Circle): seems unwise use of funds \$1,500 restore, \$1,800 to take down and what is the cost to re-install?

Greg G: they were taken down as part of the floor project; they are being restored and then they will be putting them up is part of this year's project.

Tim: the benefactor is assisting with restoration and reinstalment in time for the opening of the carousel in April.

Jennifer Bowe (10 Mayflower Ave): what is the plan if the funds are not voted at ATM?

Tim: the plan is we start another round of fundraising. Fundraising has not started yet for this.

Hampton Playground

Requesting: \$173K / PL: Greg

Presenter: Chris Dilorio – Director of Community Development & Planning

Greg: residents in neighborhood would like to have something here. CPC had concerns with conservation area and we invited Chris Krahforst - Chair of Conservation Commission, on the call to go over Conservation issues.

Chris Dilorio presented and addressed questions on flood levels, an overall look of what they are thinking of. The Town is looking forward to working with the neighbors/residents, to create an open space/recreation area; this will be a group effort. Chris also mentioned a \$24K from FEMA would also be going towards the projects.

Phil Lemnios: regarding the master plan for this area, this concept covers about ½ of the space, this play area is recreation space, the balance would be a walkway and open space. We are working on the progress.

Gisela Voss: was hoping to see photos of the entire space, even if it was a 5-year plan?

Nathan: what is the timeline; full design, public process, then construction?

Chris: after bringing in a designer, holding public meetings with the neighbors, few months, then public review process conservation, then approved, put out to bid and start construction; a year/year in half.

Nathan: how much of the design process will change the budget?

Chris: we would work with the funding that we have; that is approved at ATM.

Ellie Destito (16 Marginall Rd): questions on water displacement - Thank you Chris and everyone for your hard work. We get up to 4 feet of water on Marginal Road. I'm concerned if the area is raised that it will cause more problems on this end.

Chris Krahforst: drainage in this area is a huge challenge, the water has no were to drain. There are designs that incorporate these aspects. This is one of the largest parcels that is town-own in the area, and taking into consideration the impacted when it floods, the playground is the best use of this area.

Merrill Dolan (32 Merrill Road): \$190k is next to nothing for a park / playground redevelopment. Very low budget: doing the whole park would cost a lot more - but would be an excellent use of CPC funds, and an asset to the entire community. I'd like to express my hearty support for this proposal and encourage the CPC to approve this funding request! I'm sure neighborhood residents would be happy to seek donations of materials from local

businesses to stretch the budget, and volunteer for community workdays (demolition, planting, etc.); I'd be happy to help coordinate these neighborhood efforts.

Mobi Mats

Requesting: \$10,100 / PL: Nathan

Presenter: Chris Dilorio – Director of Community Development & Planning

Chris: funds would be used to install 3 Mobi Mats to provide ADA access to the beach at 5th Street, Kenburner and N Street. These mats provide a stable and safe surface for users including people with wheelchairs, people with disabilities, the elderly and those using mobility scooters or with strollers. This request was put in by the Beach Management Committee.

Susan Mann (209 Manomet Ave): Vice Chair of Beach Management Committee

Beach Management fully supports these mats, and 3 places would be a great test place, goal would like to have on every opening on the beach.

Council of Aging Repairs & Restoration

Request: \$31K / PL: Jim I

Presenter: Chris Dilorio – Director of Community Development & Planning

Chris reviewed the damage and what needs to be done, main thing is the get this building watertight. As soon as we have the funds, they can get the work completed.

Jim R: agreed with Chris, we need to fix these areas so we can re-open; they need to be fixed before we can have anything at the Senior Center right now.

Jim I: questioned how solid are the estimated number?

Chris: these numbers are what the House Doctor provided.

Fulvia: did you get estimates from more than one source? Could you get another estimate?

Chris: sure

Susan Mann (209 Manomet Ave): can CPC funds be used for these repairs?

Tammy: yes, we can use recreation funds.

Wayfinding Signage

Request: \$10K / PL: Tammy

Presenter: Chris Dilorio – Director of Community Development & Planning

Chris mentioned this will provide signage on major roads, directing people to open space area.

Greg: no questions, this is another one of those long over-due projects, looking forward to seeing it get up and running.

Town Hall Entrance Restoration

Request: \$40K / PL: Jim I.

Presenter: Chris Dilorio – Director of Community Development & Planning

Chris: this project would be seeking Historic funds for the renovation of the front columns at Town Hall. We plan to work with the Historic Commission on this project.

Tammy: fiberglass not the recommendation – because it's historic it would have be done in an historic fashion.

Fulvia: the work would need to be completed according to the Secretary of Interior Standards, not replacing but to restore the columns. We would need to work with an expert that works on historic restorations.

Phil Lemnios: Fulvia if it's determined a preservation cannot be performed on these columns, can they be replaced with fiberglass materials? If it's beyond repair, can we use modern materials?

Fulvia: so far, the preservation projects, they replace with same materials; they must follow the Secretary of Interior Standards.

Ft. Revere Storyboards

Request: \$10K / PL: Fulvia

Presenter: Bill Smyth, presented on behalf of the Town (since these signs would be town-owned)

Questions:

Greg: I'm assuming that the historical part of this project (the wording), you will work with Fulvia's group, the Hull Historic Commission.

Bill: Yes, I will work with them – I plan to meet with them and will work with Chris Dilorio since the work would need to follow the procurement process.

Conclusion:

Chair Best announced that the next CPC meeting is scheduled for Monday, February 1st, CPC will vote on these projects then. All are welcome to attend; however, if you are unable to attend, your CPC liaison will contact you on the results.

Next CPC Meeting

CPC will Vote on Projects moving to ATM: February 1, 2021

Adjournment

VOTE: Greg moved that the meeting be adjourned at 9:19 pm, seconded by Nathan, and approved unanimously.

Respectfully submitted by: Carol Costello with edits by Tammy Best