

Minutes for Hull CPC Meeting: 1/10/22

Call to Order

A Hull Community Preservation Committee meeting was held remotely on Monday, Jan 10, 2022. 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
- Rachel Gilroy
- Jim Ianiri
- Fulvia Matteucci, Treasurer
- Nathan Peyton
- Jim Richman, Vice Chair
- Carol Costello, CPC Administrator

Unable to Attend:

Others on call: Chris Krahforst, David MacDougall, Patrick Finn, Kevin Peck, Susan Short Green Susan Mann, Mike McGurl, Chris Dilorio, Rob Gilman, Kevin Beck

Agenda

- Call meeting to order
- Grant Applicants updating CPC on final number and presenting projects:

	Application	Final		Proponent	Project	
		Amount			Liaison	
1	Hull Lifesaving Museum	\$ 52,000		Mike McGurl	Fulvia	
2	Village Fire Station Historic Preservation Phase 2	\$ 166,000		Town/Chris Dilorio	Tammy	
3	Green Hill & Hampton Circle Playgrounds	TBD		Town/Chris Dilorio	Rachel	
4	Jones Park Reconstruction	\$ 73,750		Town/Chris Dilorio	Rachel	
5	Village Playground	\$ 57,000		Town/Chris Dilorio	Rachel	

- Grant Applicants presenting projects:

	Application	Final		Proponent	Project	
		Amount			Liaison	
6	North Nantasket Beach Signage	\$ 4,000		Beach Mgmt Committee - Susan Short Green	Nathan	
7	Straits Pond Walking Path	\$ 30,000		Conservation Commission - Chris Krahforst	Greg	

- Review any updates on prior CPA grants/projects
- Approval of minutes from CPC Meeting held on 12.06.21
- Review and approve any outstanding invoices
- Adjourn

Meeting Began:

Chair Best called the meeting to order at 6:30 pm. In attendance: Jim Ianiri, Nathan Peyton, Greg Grey, Rachel Gilroy, Fulvia Matteucci, Tammy Best (Jim Richman joined a little later). We will have the applicants present their projects tonight.

Applicant: Mike McGurl, Executive Director – Lifesaving Museum (now increased to \$78K)

Tammy pulled up presentation for review.

Mike: last meeting the town answered a question with procurement laws and prevailing wage. We are trying to get to the bottom of this. According to Town Counsel and supported by Town Manager. If 3 conditions exist: if its town property, town owned structure and if it is public money. Both museum, land and building, are owned by the town. The facility is owned by the town, but it is leased by a non-profit, do they need to follow procurement laws; it will need further investigation. I have been trying to get in touch with the Attorney General's office, it has been challenging where people are mostly working remotely. The implications with using procurement procedures, the cost will go up almost 50%.

Proceed with procurement laws and if we get an answer prior to the money being spent, Phil stated in an email we would need to follow procurement laws on this project. *If Town property, Town owned structure and using public funds.*

Mike: we will need to increase the amount if we need to follow the procurement laws; we will need to apply our private funding on the procurement laws as well, that will just increase the cost of the project. Implications of using procurement rules and prevailing wage, as opposed to going out on a commercial basis, the costs are going up 25% it will go up 50% to execute the project. We will need to increase by 50% if we spend less we will return (Mike reviewed a chart from the Building Construction Contracts chart from the state the cost of a worker was \$25/hr versus \$65/hr with prevailing wage rate). Hoping to get an answer from the Attorney General's office since we have found a few cases that procurement laws did not apply. We are working with Lynn Spencer; her company does this type of work all the time; she came across 2 projects that did not need to follow and found ones that did.

Our application consists of 2 parts with the Hull Lifesaving Museum, 1st the heating which needs to be updated and the addition of air-conditioning and 2nd floor work that needs to be addressed; the high cost is because of the age of the building built in 1889.

Greg: spoke to Jim Lempke prior to the meeting and his understanding of this project is that we would have to follow procurement and prevailing wage laws. He suggested that we move forward with following the procurement laws and be sure to ask for enough money.

Tammy: Mike, send an email outlining this issue, in order to increase budget.

Mike: In speaking with Lynn Spencer, we will have to ask about our privately raised funds to follow these laws as well?. I would need to raise 50% and hope we get an authority to clarify this before we start the work. Lynn Spencer found projects of similar nature that did not need to follow procurement laws and she found ones that did; projects with long-term lease to a non-profit. Her advice is to assume we need to follow procurement laws and try and find an answer out there for our and towns benefits to get through commercial spending we will all be better off. We are proceeding with following procurement laws. **Final request would be \$78K**

Fulvia: in regard to the boathouse project that has already been approved, are you planning to stay with that number or are you planning to request for more funds?

Mike: hoping this project will push us to get a final answer with procurement laws. Because procurement will be impacting the private funds as well. I'm assuming this meeting will force a response from the state, but most offices are working remote, so I could not get an answer yet. We have been moving forward with cleaning out the boathouse. No running water and we removed fixtures.

Tammy: for purposes for tonight, this year's application, we are just looking at Lifesaving Museum right now.
7:11 discussion ended

Applicant: Chris Dilorio /Town Projects

Chris: we have 4 projects this year

Village Fire Station – phase 2 of this project

Mid 1800 historic building, something needs to be done. In 2020 we came in with an application for \$25K to do a baseline exploratory report. CBI identified issues and \$1.4MM. We are now looking for a plan, design, to do work now and figure out what needs to be done, and then we will likely bring this to ATM next year to see what people want to do. This is the request \$160K, we need to figure out how we can move forward. we need to figure out what we are going to do withgo with it.

Nathan: question to what end, this grant gets to construction plans. Is the plan to get the building to a place to allow the public back into the building? What is the value of it, after construction plans? Another firehouse?

Chris: idea remains a firehouse, there are things upstairs, I'm not sure what direction we want to go with this \$4MM seems high (that includes elevator). What we get at the end, like the tower, is a series of estimates, different plans to see how the town wants to move forward.

Nathan: if the goal is historic preservation, but the goal is a firehouse, if it doesn't end up being a great firehouse, does this make sense not to just build a new firehouse?

Jim I: are we spending good money for a project that doesn't make sense? Is the building that useful to the town? We kind of need to know is it more important to have another firehouse, cost to fix or scrap it and build a new one. This is so expensive, are town's people going to say yes or no to a new building versus this one?

Chris: the number one goal is to preserve a historic building. It's an important building. We need to get the right numbers to the town to see what they want to do.

Fulvia: Hull doesn't not have many historic buildings, 5 on the list. This with Ft Revere gives the Town character and identity with its own history not doing great. Tourist is biggest business for Hull. Is this planning/study. What's the town putting on the warrant. Are you asking \$ for study? It's ready for construction plans, is it ready to go out to bid. Are you going to do what you did with the Tower project, and nothing happened?

Greg: The Tower it's going to the town, we have everything ready. What Chris is doing, getting the firehouse ready for construction.

Tammy: ATM2022 to see if they wish to execute on the construction documents from this grant award ATM20

Nathan: construction plans, would be for everything from A to Z, if you want to add elevator a menu of options they can choose from? Fully restore building, etc.

Chris: we will not be adding elevator plans to these plans. Do we want to get rid of the wall and put a fire truck in there, there will be a menu of items to choose from? Chris would be a waste of \$ even to design that part
If it doesn't pass at ATM23 ..48K comes back to CPC.

- Hampton circle permitting issues, we are not ready for that right now.
- **Greenhill/Gunrock playground - \$62,607:** \$245K we hired engineers, taken to public, still tweaking design. Last thing selection of play structure. \$42.10 / \$262K put together \$317K total, we are short \$72K. \$62,607 total request. Hope to have it done by spring.

Nathan: are you planning to include a bike rack?

Chris: we will find a place for it.

Tammy: the additional funds for the shortfall increase cost to do this work by spring/summer \$62,607; this will finalize playground.

- **Friends Park & Jones playground \$73,750.** It's a field, we can do something great here. More useable for adults in this area. Looking at DCS grants that maybe available.

Tammy: it would go far to get more parks like this, if they hear another playground, it may not go over well, if you can make it inclusive for all people to use this space.

Nathan: all for it for leveraging these funds for more grants.

Jim R: can we make this a public gardening area? It would be a nice place to build a senior center, a building and park in front of it.

Chris: we can include it.

Village Playground \$57K - Needs a lot of work, ADA to court non existing, new play structure. We need to redesign this playground

8:04pm discussion ended

Applicant: Susan Short Green - Beach Management Committee – Signage \$4K

Members of Beach Management Committee with me tonight: Susan Mann VC, David MacDougall Clerk, Rob Gilman and Kevin Beck, who was also on subcommittee that worked on signage project.

Susan: Nathan attended our meeting and had questions; our understanding is that he briefed you all. Do you need me to go through the project?

Tammy: yes, a quick overview

Susan: we noticed over the years, the signage is not consistent, bad dates, needs an uplift. We have 34 permitted, there will be temporary signs, we are telling public regulations for utilizing our beach. As for North Nantasket beach, they are not familiar with the regulations we have. We have seen over the past couple years, Ubers to beach, as a committee we have signage that caught visitors' eye and let them know the rules. No walking on dunes, no litter, no dogs June 1st to Sept 15th, no alcohol is allowed. Added no cannabis to the sign per Phil Lemnos.

We wanted permitting signs, DPW didn't recommend because pathways need to be moved, and plowing on Beach Ave, they suggested temporary can be taken out. \$4K for this project, 50 signs, 34 used and then to be able to replacement ones that got damaged or stolen.

B is first choice and maybe C

Wayfinding signs, going with new colored scheme when we go mockup back, font too small, busy. Phil Lemnos agreed that the B/C were better for this purpose.

Rachel: would like to see all the beaches have the same signs. For consistency

Jim I: I like B .. concern that these will get destroyed or ripped off.

Jim R: the other ones you had, they stayed through the summer.

Chris Krahforst: I agree with Jim R. doesn't seem like a problem.

Greg: what is the size of the sign...put the wave in there, I think that would be cool.

Susan: we could do that; the size of sign is 18x24



Beach Committee Members in attendance: Susan Mann 109 Manomet Ave, Kevin Beck 22 F Street, David MacDougall 18 Point Allerton Ave, Rob Gilman 15 Summit Ave, Susan Short Green 71 B Street

David MacDougall: I would like to thank her committee members, thanking them publicly.

8:21pm discussion ended

Fulvia had to leave meeting

Applicant: Chris Krahforst – walking path \$30K

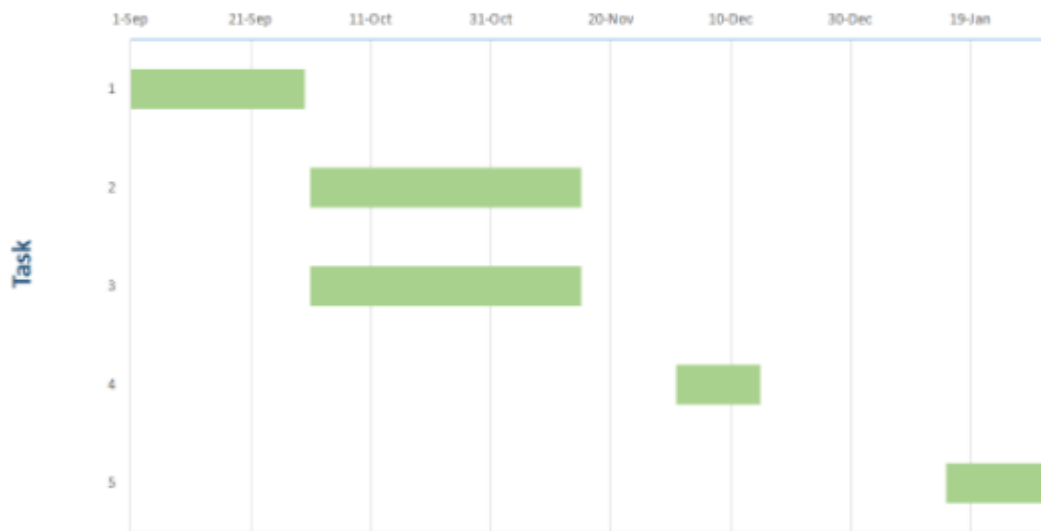
To do land surveyors to do work (\$24K to \$33.5K) the town permitting services.

Tasks:

- **1: Existing Conditions**
 - a) Determine the boundaries of these avenues (Eastman Rd and its intersections with Pilgrim Way and Chilton Avenue) and parcel 50-028.
 - b) Conduct wetlands delineation of the areas defined in (1)
 - c) Install land survey monuments
- **2: Design**
 - a) Design pedestrian walkway layout that meets Wetlands performance standards
 - b) Develop a stormwater management design
- **3: Permitting**
 - a) Building permit (if necessary)
 - b) Wetlands Permit
- **4: Develop and submit grant from construction to MassTrails Grant Program** The deliverables from Task 1 – 3 will be used to inform an application to the MassTrails Grant Program FY23 (MassTrails Grants | Mass.gov) to construct the CPA-funded design. Other funding sources will be explored if success with the MassTrails Grant application is not achieved.

CPC meeting minutes present only a summary of what was discussed.
There is also an audio recording of this meeting.

Eastman Rd Pedestrian Access Design Project Timeline FY23



Chris: We would begin in Sept, if approved at ATM.

Jim I: would this require working with private landowners?

Chris: it doesn't seem to be that way. It does not, no private ownership. We will engage conversation with owners in the area.

Greg: where would you park people to go there? There is a landing that people do use for kayaks, there are 5 cars spots. If there needs to be more parking needed?

Chris: We could look at it?

Tammy: We should promote biking to the path and include bike racks.

[CHAT 8:40pm - Rob Gilman](#) to Everyone

straits pond watershed association continues to have concerns but would not oppose at present. [END CHAT](#)

Jim R: do you have town's okay?

Chris: Conservation Dept are supporting this. I do have support from Town Manager as well.

Chris: yes, abuse can happen underage drinking. The letter of support watershed supported their concerns in the letter of support.

Jim I: does it make sense to do walk thru

Chris: not easy

Rachel: including a bike rack, and a stop for the Hull trolley too.

8:45pm discussion ended

[Review Prior CPC Grants:](#)

Greg: Kenburma is finishing up

Tammy: we will check with Fulvia on Storyboards, are they still pending approval? It would be nice to get up for the summer.

Susan Mann: Mobi mats were purchased at DPW office, they will be out this season

Review/Approve Meeting Minutes

VOTE: Greg made the motion to accept Dec 6th, minutes, 2nd by Rachel. no additional discussion/unanimously passed
(Rachel, Greg, Jim I, Jim R., Nathan, Tammy)

Review/Approve Outstanding Invoice

VOTE: Invoice for Carol Costello's services; Invoice FY2022-6, dated Jan 10th.

Jim R. made the motioned to approve and pay Carol Costello's invoice dated 1.10.22 in the amount of \$500.00, 2nd by Jim I. - approved. no discussion (Rachel, Greg, Jim I., Jim R. Nathan, Tammy)

➤ **Next meeting:** February 7, 2022

Adjournment

VOTE: Greg moved that the meeting be adjourned at 9:10 pm, 2nd by Jim I and approved unanimously.
(Rachel, Greg, Jim I, Jim R, Nathan, Tammy)

Respectfully submitted by: Carol Costello with edits by Tammy Best

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