

Minutes for Hull CPC Meeting: 1/9/23

Call to Order

A Hull Community Preservation Committee Public Forum was held remotely on Monday, Dec 5, 2022. It was called to order at 6:30 p.m. by CPC Chair Rachel Gilroy.

(This meeting is being held remotely via Zoom 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 | ➤ Jim Ianiri | Unable to Attend |
| ➤ Rachel Gilroy, Chair | ➤ Nathan Peyton, Vice Chair | ➤ Greg Grey |
| ➤ Carol Costello, CPC Administrator | ➤ Jim Richman | |
| | ➤ Dennis Riley | |

Other Attendees: Christopher Diiorio, Phil Lemnios, Chief Russo, Deputy Chief Frazier,

AGENDA

- Proponents present on their CPA applications/projects
- Approval of minutes from CPC Meeting held on 12.5.22
- Review CPA Budget – Mike Buckley
- Review and approve any outstanding invoices
- Review any updates on prior CPA grants/projects
- Adjourn

CPC will be reviewing the applications submitted

Application		Amount
OPEN SPACE/RECREATION CATEGORY:		
1	Hampton Circle Playground Supplementary Funding	\$ 99,000
2	L Street Playground and Tennis Courts	\$ 55,000
3	L Street Playground Shade Structures	\$ 30,000
4	Waterfront Access Consultant	\$ 28,000
5	Restoration of Carousel Windows	\$ 70,000
HISTORIC CATEGORY:		
6	Village Fire Station Preservation Phase 2	\$ 1,500,000

Chair Gilroy called the meeting to order at 6:30pm and invites Chris Dilorio to review the Town's applications.

Village Fire Station - \$1.5MM,



This would be the 3rd Phase to 2 other grants received from CPC.

Phase I: \$26K for existing conditions analysis

Phase II: \$160K for engineering work and plan development

Phase III: \$1.5M for construction and historic work

Original \$1.9MM based on budget by CBI, then we looked at the scope of the project; opening up 2nd floor to public. At this point we do not want to look at that. Now it is \$1.5MM, I can walk you through those. Shares outside building photo.

Rachel: what is historical vs life and safety (aka fire station specific) needs?

Phil: the chief can address those questions, what has been done over the several years and what needs to be done. It was referred to first town hall, more historic public buildings in town. The proposal, is to get the envelope of the building into proper shape preserving? historic nature.

The building has been used in emergency. since 1983 used. We have had 40 years we didn't need for daily operations, we don't need it to be daily operations, during storms, we will station certain public safety here. I invite Chief Russo to address this,

Chief Russo: I don't think any question on historical value. We all realize this. As far as emergency services. Services are important, 1/3 of town when we are cut off including the schools. It's not on a consistent basis. Over the last 4-5 years.

40K a year for building and maintenance in fire budget. We do a little at a time. Clean the lower level took out oil tanks, converted from electric heat to all gas, we reconditioned the entire inside of the building including the bay, including living quarters done over added a generator for the building. The birds are getting in there. the windows have to go, siding has to go. It's not lack of effort, it's a matter of money to bring back to natural state. I think the building is special.

Phil: back in 2018 a citizen brought an application to CPC to replace windows. CPC established in 2016, process was developed, 2017 established the bylaws, so 2018 was basically the first year. This started discussion about who can bring forward applications. Based on that application, the town started properly investigating what needs to be done. Take this work and put to work now.

We feel the application we put forward has captured a scope of work, give us information to get the project done. Madam Chair, historical verses safety.

Newer vehicles are longer, how do we address this to put in new vehicles. How do you know this without changing the original look of the building?

Deputy Chief Frazier: central fire station over 100 years, as far as Village fire station. To fit in the Village Station there will be some small modifications so we can use this location and use our equipment. We leave the spare engine 1997 E1 down there 25 years old as it's the smallest we have. That would be the next piece to do away as we update our fleet. That's the only piece of equipment that fits in that building.

Phil: fire station, for a long time now. As you start thinking about this building about 100 years ago was a town hall then made into a fire station.

Rachel: do you need to change the exterior of the building.

Chief Russo: we did talk about that, we would need to move a nonstructural, nonloadbearing wall inside.

Dennis: it's the outside historical renovation we care about, not the inside.

Nathan: are there other alternatives? Seems this building is not the best for fire station. Is there another building in the town that fire station could be built.

Phil: it's not a day-to-day fire station. Its for emergency storms only. We have also stationed at Coast Guard station to have personnel go there to eat/sleep. Right now, it's a public safety building. The purpose of application to restore the historical assets. WE are trying to preserve the exterior of the building.

Julia Parker: 41 highland Ave Hull, Chair of Historic Commission to speak out in favor of the project.

Rachel: I'm stuck on the pieces in the cost estimates. Focused on requirements for the fire department, floor drains, these are more specific to operations of the facility. Concerns over what CPC is allowed to be funding that relates to historic vs use as a fire house.

Chris D: When you look at the itemized list all those things contribute to the health of the building

Phil: Kind of a fine line as most are required from a building code requirements. You could make an argument for either side of the ledger. We're open to working on you with that. We're not advocating changing the use of the building. Use has been longstanding as a fire public safety facility and people advocate.

Carol: When first looking at cost element there was a kitchen. Looks like Fire has done that. How detailed should we get with list. Go back to what Phil says if we are renovating a building and going with historic. Little things like grades, should be okay as we're renovating a building.

Chief Russo: Expressed importance of items identified for safety of firefighters in building.

Rachel: Not questioning need more just want to make sure no risk at using CPC funds towards those items.

Randy Gould: ADDRESS [Not provided] I was the citizen to protect the outside of the building, it was the 2nd project that came before the CPC committee. Town owned building. Because it was historic building, someone tipped me off that there was a report.

At the time structure was estimated for \$90k to protect the building from the outside elements and from critters.

Main thing if you use it for something else that building it exposed to the elements, we should protect the building, small amount of \$, if you don't do anything to this building it will deteriorate further.

The main fact was when I first did this, not to be functional, you can save the building as historical, study from 2014. Protect building first thing.

Jim I: sense of how this will tie up CPC money, how much per year, as to how long.

Mike Buckley: Project 700K in 2024. We have roughly \$2.7 million of which \$1.0million is not allocated.

As far as borrowing, using interest rates of 5%, for 20 years \$1.5mil principal \$75K / interest \$75k

If you want to shorten 15yrs \$175/year 10yrs \$225k

Declines each year – goes down about \$4k per year. Town's contributions have been going up by about 4% each year.

Jim I: do we want to tie up this amount for so many years, at the potential expense to other projects? If you balance it out, let say it's not historical, is this something the town wants to preserve or something we want to rebuild?

Phil: from town perspective, that building rests in the middle of an historic district, the town wanted properties to be maintained to a certain historical integrity. Not able to tear down. It may be repurposed at some point. Can't tear down.

Jim I: you are recommending 20-year bond,

Phil: the work would be done in 2 years.

Jim I: Who maintains the building after this?

Phil: the town will maintain building. Can't make a commitment that will be maintained over time due to inability to run deficits and can't predict income.

Jim R: How much does this put CPC behind each year?

Phil: 158K year 1

146K year 2

Jim R: What happens if CPC gets voted out?

Phil: The general fund absorbs.

Carol: What's the number if we look to pull forward 2024? Does the CPC have options? Other CPA money not attached?

Mike B: Yes, options, yes CPC money that could be used. It's up to you. Money that is undesignated / unrestricted.

Rachel: How much available now to CPC?

Mike: 1,033,000 available.

Rachel: Is that earmarked for uncompleted jobs?

Mike: No it's excluding commitments. 2.7MM 1.7 committed
Phil: 1mil in bank another 250k coming in this year

Carol: Suggest looking to use more of this and bond less.

Rachel: I agree

Nathan: how is it going to be. Fund as an assets ... where else is \$ needed for historic preservation? is this an investment the town.

Dennis: Tower and fort, the town hall and A street fire station are the main historical buildings

Phil: I don't think we would go to CPA funds for town hall, town hall looking at 20MM, 5-6MM event A street fire station. I share with Dennis these are the remaining historic structures.

Nate: Any others outside of town owned? Dennis can you speak to this?

Dennis: Others are owned by DCR: clock tower, etc

Jim R: Lifesaving museum and boathouse

Phil: Owned by the town - lifesaving museum and boat house. DCR I would struggle on how a \$45mm organization would fund a \$50bil organization.

Nathan: Dennis let me know if anything else comes to mind.

Dennis: I had a question last time about the windows, are they original?

Chief Russo: they are not, some windows are not original. We added storm windows, they didn't last.

Phil: material types, I know there is a larger conversation, materials out there look exactly like the original. We will have this discussion with Historic Commission. Ways you can rehabilitation in a cost

effective. Our intent is to restore appearance wise and the choice materials we will work with historic commission

Nathan: Next Steps, look thru budget what this board can fund. Fund the envelope of outside, other investment to support the use. And where do we go from here.

Rachel: maybe CPC deliberates

Phil: it's hard for us to separate the cost estimates. We're not outside of its historic use. It's been a fire station for 100 years. You can be renovated as fire stations.

Rachel: maintenance versus restoration.

Jim R: key word here is historical fire house. But youre going to use as a current firehouse

Phil: every \$ in the budget is for fire station. It's been used this way for 100yrs. I think if you're renovating the building. There's no money related to a change of use. Every dollar is related to a current use for over 100yrs.

Rachel: Thank you for joining us.

Phil: Madam Chair, Chief Russo and Mike Buckley have been working hard on project. One in particular, the waterfront access project. That is a project about 7-8 years ago. We had a Conservation Commission, John Meschino. He had a vision to provide water access to public. Hull has a series of unbuilt ... of opening areas, street ending are. There is a catalogue with the conservation commission of these. This project, several street endings, the town adds seasonal access. Things like stairs where repairs or replacement needed. First where are they, Second cost to replace in a manner consistent with code.

7:45 pm Phil left

50K reduced to \$30K another estimate. They agreed to do \$30k range.

We have varied coastline; marsh areas, rocky areas you can get to waterfront. There are a lot of access points in town not even known about. Look at them and prioritize and look at cost. Etc. Things like mobi mats that have already be done. Things like this stairways down to waterfront that are somewhat ADA accessible.



4-5 month project. When done we will have a good report to see how we can improve the waterfront areas.

Nathan: it's a report, and they will make suggestions as well, correct.

Chris: exactly what is the ideal solution for this area. We want to have some ideas. Working plan to get things put in place.

Dennis: do we have an idea how many access points and where?

Chris: that is what this report will provide.

Nathan: is there a waze component, telling people where it is. Digital called OnX.

Chris: that's a good idea maybe has digital map, signage is important.

Recreation Applications

Chris: Hampton Circle modified increase \$99K from \$70k original request.

Jim R: Did you find out if the salt water works with the guarantee?

Chris: There's a special glue for salt water in the pour in place material.

Rachel: What about the structures guarantee?

Chris: 10yr. Proper maintenance to limit wear.

Walk thru all recreation applications (Hampton Circle, L Street Playground,)**Nathan:** \$ redesign work, the community will have a say.

L Street Field Shade Structures

Chris: \$30K – town giving \$10K to give shade structures, lack of any kind of shade in this park. Interested in putting up some shade structure

Dennis: when a storm is coming, who takes these down?

Chris: probable DPW would take down.

Nathan: investment just for children or all people, easier to talk about it. Adding trees to the area?

Jim I: removed for wintertime?

Chris: yes, they would be.

Nathan: why not some trees?

Chris: we could talk to Park & Rec and ask for trees.

Nathan and Jim R: would like to see more trees.

Review Minutes from last meeting

VOTE: Jim R. made a motion to approve minutes from 12.5.22 CPC Meeting, 2nd by Jim I.

No additional discussion/unanimously passed (*Nathan, Tammy, Dennis, Jim I, Jim R and Rachel*)

➤ *Carol will have the minutes posted to the website.*

Review/Approve Outstanding Invoice

Chair Gilroy reviewed the invoice submitted by Carol Costello for CPA Administrator services for the past month.

VOTE: Jim R. made a motion to approve invoice for Carol Costello's services in the amount of \$800 Invoice FY23-5; 2nd Jim I., no additional discussion/unanimously passed (*Nathan, Tammy, Dennis, Jim I, Jim R. and Rachel*)

➤ Carol will send off to Mike Buckley for payment

Review any updates on prior CPA grants/projects

None

Jim I: Jason McCann could come tonight, any questions we need him to address again?

CPC all set with Jason.

NO NEED TO MEET ON 23.

NEXT STEPS:

- Carol share application of fire station with Coalition - Share with Stuart: restoration cost estimates.
- Nathan: classify the \$ how we spend.
- Jim R: outside building, update to today's code, can we do this?
- Jim I: are the bones solid in the building.

Rachel: need to invest in structural.

can this applications be split up and do exterior first?

Concrete apparatus base lab. Mechanical stuff, for fire station

Dennis: is there separation – updating equipment is in this? Is that covered.

Rachel: I will try and set up a site visit. During the day. Sat and Sunday coming up. I will be in touch with the details (*Saturday Jan 21 at 9:00 am*)

Adjournment

VOTE: Jim R. made a motion to adjourn at 8:13 pm; 2nd by Jim I. (*Tammy, Dennis, Nathan, Jim R, Jim I, and Rachel*)

Respectfully submitted by: Carol Costello with edits by Rachel Gilroy

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