

Minutes for Hull CPC Meeting: 11/02/20

Call to Order

A Hull Community Preservation Committee meeting was held remotely on Monday, November 2, 2020. It was called to order at 6 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

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

Agenda

- Approval of minutes from meetings held on 10/5
- Review and approve any outstanding invoices
- Any new updates on previous CPA grants/projects
- Review any preliminary applications received
- Fort Revere Tower Project

Review/Approve Meeting Minutes

1. Meeting notes from 10/5 - no discussion/changes *(Greg abstained from voting since he was not at the last meeting)*

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

Review/Approve Outstanding Invoices

1. Carol Costello's Invoice No. 6, dated November 2.

VOTE: Jim R. motioned to approve, and Fulvia seconded the motion, vote was unanimous. The motion passed and Fulvia will process the invoice with Mike Buckley.

Updates on Previous CPA grants/projects

Greg: Kenburma Playground's 10-foot fence came in and they were drilling holes; the project may take about 10-14 weeks before completion.

Jim R: any news on the boathouse?

Fulvia: no new updates on the boathouse. Last I spoke to the director, they thought they would apply for additional CPA grant; but nothing came in.

Greg: they haven't spent the first grant from almost 2 years ago, isn't there a window to spend the funds?

Fulvia: they were waiting for the lease to be renewed with the town. Not sure what the status is on that.

Carol: I will draft correspondence for Tammy to send to the director. They should plan to get before CPC to request an extension for the grant.

Review Preliminary Applications

Tammy: We received 8 preliminary applications; tonight's meeting is to respectfully discuss the eligibility of these projects.

	Application	Amount	Proponent	Project Liaison
1	Carousel wooden railing repairs	\$ 15,000	Friends of the Paragon Carousel	Fulvia
2	Hampton Playground	\$ 173,000	Town	Greg
3	Mobi Mats	\$ 5,000	Town	Nathan
4	Council of Aging Repairs & Restoration	\$ 36,450	Town	Jim R
5	Circuit Avenue Public Access Stairs	\$ 27,500	Strawberry Hill Assoc	Tammy
6	OS Identification & Wayfinding Signage	\$ 10,000	Town	Tammy
7	Ft. Revere storyboards	\$ 10,000	William Smyth	Fulvia
8	Town Hall Entrance Restoration	\$ 40,000	Town	Jim I
		\$ 316,950		

Carousel wooden railing repairs requesting \$15K:

They received 2 CPA grants already from CPC. The first one \$65K historic grant and the second one \$48K recreation grant for structure repair. We can get more information on the railings as they prepare the final application to see if this application fits under recreation or historic.

Fulvia has been assigned to be the CPC liaison for this project.

Hampton Circle Playground requesting \$173K:

Tammy: This application was also presented last year; we did not move it forward due to flooding issues on this parcel. I notice that they are addressing grading where the flooding happens. I also reached out to Chris Krahforst, Conservation Administrator, to seek his opinion. He mentioned that Hampton Playground is receiving a FEMA grant, and he feels it is premature to restore the playground in this area. There are good projects, they just need to go before Conservation Commission first.

Greg has been assigned to be the CPC liaison, to foster discussion with Chris Dilorio and Chris Krahforst to work together on this project.

Mobi Mats requesting \$5K:

Conservation is aware of this project. The mats would be located at Warren and A Street where the ADA ramp is going to be located.

Nathan has been assigned to be the CPC liaison for this project.

Council of Aging Repairs & Restoration requesting \$36,450:

This building needs many repairs, they are requesting recreation grant to assist with this.

Jim R was assigned to be the CPC liaison for this project.

Caller, Randy Gould (2 Cushing St) questioned the use of CPA funds for maintenance on Town buildings that should be kept up with capital funds, not CPA funds.

Circuit Avenue Public Access Stairs requesting \$27,500:

They applied last year as well; it does not look like they have received permission from TM/BOS.

Tammy: since I was the liaison last year, I will speak to them again this year and work with them to line up things for next year. Suggest that we take this project off the list this year,

Jim I, if a project is not ready for prime time, they did not complete XYZ, is there a letter we can send out?

Carol: I will look into previous years and develop a letter for Chair Best to send out.

OS Identification & Wayfinding Signage requesting \$10K:

This application is supported by the Town and OS Committee

Tammy will be the CPC liaison for this project.

Ft. Revere storyboards requesting \$10K:

Proponent Bill Smyth has revised requested from \$20K to \$10K to install 4-5 historical storyboards. He has experience with other storyboards throughout the Town. Fulvia stated that he has the support of the Historic Commission. He will still need to get before the TM/BOS to receive permission to request a CPA grant.

Greg: I believe they are coming before BOS this week.

Fulvia has been assigned to CPC liaison to this project.

Town Hall Entrance Restoration requesting \$40K:

This application was brought before CPC last year to secure historic funds to restore side entrances of Town Hall. In the application the proposed materials are fiberglass would be used. The liaison would need to make sure that the proper materials are used to warrant historic funds.

Fulvia: I support this if they follow historic standards. Maybe Chris D can meet with Historical Commission and we can talk about what kind of company can assist with this type of work.

Jim I. has been assigned to the CPC liaison for this project.

Randy Gould, I inquired about building being on the historic registry and did not find anything.

Tammy: I had the same questions and found that this building is on the historic registry on the state of Mass website.

Nathan: I would like to see a long-term plan for this building. Is it worth the investment to fix these entrances?

Tammy: this is a good question; the liaison should ask for a long-term plan. There has also been discussion about moving town hall to the middle school. What is the timing of this? Maybe not for 2-3 years.

Fulvia: we would like to see Chris D discuss the plans for the building with the Historic Commission.

Carol: reminded CPC members a worksheet has been developed to assist them as they work with proponent on their final applications. Let's continue to work and edit this worksheet to become a stronger tool as CPC continues. **Liaisons, please connect with your respective proponents by the end of the week.**

Ft Revere Update

Tammy: CBI presented their report to the BOS at their recent BOS meeting.

Greg: the final number came in as \$1.5-\$2 million; next steps is for BOS and Historic Commission to work together on the next steps for this project.

Fulvia: the report stated that the tower is not leaning, which is good news.

Tammy: keep CPC posted on the meeting dates; as for the progress, we will read in the paper, or attend the BOS/Historic meeting on this project.

Greg: lesson learned, all projects on town property need to get approval from BOS prior to seeking CPA funds.

Adjournment

VOTE: Greg moved that the meeting be adjourned at 7:40 pm, seconded by Jim I, and approved unanimously.

Summary of Motions

VOTE: Jim R made a motion to approve Carol's invoice dated November 2, Fulvia seconded, and the motion passed unanimously.

VOTE: Greg moved that the meeting be adjourned at 7:40 pm, seconded by Jim I, and approved unanimously.

Respectfully submitted by: Carol Costello with edits by Tammy Best