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Meeting Minutes

Community Preservation Committee (CPC)

Thursday, September 25, 2014

7:00 PM

Grafton Municipal Center

Conference Room B

I. Call to Order

This meeting was called to order at 7:06 PM by Joann Duncan. In attendance were: Joann Duncan, Jim Gallagher, Sargon Hanna, Ken Holberger and Heather Cargill. Paul Scarlett joined the meeting at 7:16 PM. Peter Finn and John Stephens were both absent.

II. Clerk's Report

A motion was made by Jennifer Thomas to accept the clerks report from June and August and seconded by Jim Gallagher. The motion passed unanimously.

III. Treasurer Report

Ken Holberger presented the Treasurer Report. He noted the report did not include any grants pending for this town meeting. Jim Gallagher made a motion to accept the treasurer report. It was seconded by Jennifer Thomas. Motion passed unanimously.

IV. Project Updates

- A. **Town House** – Jennifer Thomas updated the committee that the town house committee is taking another look at the project to see if they can make any cutbacks. The projects are out to bid and waiting for all the bids to come in.
- B. **Headstone Restoration**- John Stephens updated the committee by sending a letter saying the work for the Deacon and Mrs. Abner Stowe double-portrait cared, slate headstone will be completed in late October. (See attached letter)

- C. **Affordable Housing-** Jim Gallagher met with Ed Prisby chairman of Affordable Housing committee. Jim made a pitch to work together with housing authority. They will go to selectmen to ask about town owned land.
- D. **Perry Hill Park Play Structure-** Heather reported park is complete and has received positive feedback. Joann reported that the bill and invoice did not match. It will be looked into further to see if they were over charging.
- E. **Nipmuc Reservation-** On Schedule. (See attached letter from Ray Gould)
- F. **Textile and Shoe Conservation-** Nothing to report.
- G. **Historical Records Restoration-** Nothing to report.
- H. **Pell Farm Bond Payment-** Nothing to report.
- I. **Airport Field Restoration-** Heather has not received any updates. Heather will follow up with DPW and Doug Willardson.
- J. **Town House Accessibility Bond Payment-** Nothing to report.

V. Town Meeting

We have 5 articles on the warrant this year. Only one has potential for discussion at town meeting and that is the Bank Sign. Also Joann reminded us that the Fin Com Meeting for these articles is October 2. Joann will attend.

VI. Remote Participation and Televised Meetings

Joann reminds the committee about the letter that went around about remote participation. She also let the committee know that our meetings will be televised starting next month.

VII. New Business

None

VIII. Adjournment

Motion was made by Jim Gallagher and seconded by Paul Scarlett to adjourn.
Motion passed unanimously at 7:30 PM.

Exhibits

Headstone Project Update

Update on Cisco Homestead Restoration

JAB for Sargan Hanna.



TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MA 01519

Community Preservation Committee

Headstone Project Update

September 25, 2014

The conservation project involving the Deacon and Mrs. Abner Stowe double-portrait carved, slate headstone, located in the Old and Indian Burying Ground in Grafton Center, will be completed in late October 2014. The conservator's estimate for the work is approximately \$1,000, considerably less than the \$7,500 budgeted for replicating the headstone.

Update on Cisco Homestead Restoration, Sept. 2014 Rae Gould, Nipmuc Nation

Restoration of the Cisco Homestead exterior has progressed over Summer 2014. Following the selection of Stosz Construction and Property Services Inc., 115 MarketHill Rd., Amherst, MA (Michael Stosz, owner/contractor), late in the Spring, work on the structure began in July.

Work completed

Work completed to date on this phase of the project has included:

- removal of the concrete pad on the front side of the Homestead
- removal of the exterior siding on the façade (south), left (west) and back (north) sides of the building
- rebuilding of the sill on the front side of the Homestead
- replacement of necessary structural components on the front side of the Homestead, which was extensive and required a change order in the original work plan outlined for this phase
- orders and deposits for custom-built windows and special order white pine radial cut beveled siding

In addition to the reconstruction of the structure, the Nipmuc Nation is also required to complete a survey of the reservation property at 80 Brigham Hill Rd. This requirement was made aware to us over the summer as part of the preservation restriction MHC needs for the emergency grant. The cost for the survey will be \$2800 and it has been completed; the Nipmuc Nation expects to receive the completed survey by Oct. 1.

Expected time frame for 2014 Restoration Work:

The special order windows and siding are expected to be delivered in early October and installation will begin immediately. The custom windows, in particular, took over two months to manufacture and must be installed before the new siding can be applied.

Funding remaining for the exterior restoration from the grants to the Nipmuc Nation from the Grafton CPC and MHC Emergency Grant total \$82,848 (\$49,848 + \$33,000).

Outstanding invoices include \$2273 to architect James Bright (not yet billed), \$2800 for survey (B+R Survey, not yet billed), and \$31,673.89 to Stosz Construction invoiced to the Nipmuc Nation for work completed and materials ordered to date (being submitted for payment Oct. 1). With the remaining CPA funds and the MPPF Emergency Grant, the Nipmuc Nation expects to complete at least restoration of the front, left and back exterior sides this year. We would again like to thank the Town of Grafton and the Community Preservation Committee for continued support of this project. Progress with the preservation of this historic structure would not be possible without it.

Sincerely,

D. Rae Gould

D. Rae Gould

Nipmuc Nation THPO