

Meeting Minutes  
Community Preservation Committee (CPC)  
Thursday, February 26, 2015 7:00 PM  
Grafton Municipal Center Room A

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GRAFTON, MA  
2015 OCT 19 PM 12 55

**Call to Order**

The meeting was called to order at 7:03 PM by John Stephens. In attendance were: Jennifer Thomas, Joann Duncan, Jim Gallagher, Peter Finn, Ken Holberger, and Paul Scarlett. Heather Cargill and Sargon Hanna were absent.

Agenda items were taken out of order to accommodate the public.

**Project Submission – Farnumsville Firehouse**

Skip Michniewicz represented the Farnumsville Firehouse's request for funds to restore the garage doors and to add a cupola to the top of the building. It is \$3,640 to restore the garage doors to their original design. The cupola is \$2,046. Concerns were raised regarding the cupola. It can be funded only if there is proof that a cupola existed on the building at one time. Skip will seek written and/or oral proof that the cupola existed.

**Whitney Park Inquiry**

Steve Rooney represented Engine Company 2, Inc a non-profit organization seeking funding to create/improve Whitney Park. They have met with the Historical Commission who is also interested in the project. They need to meet with the Conservation Commission and will finalize their plans. They would be seeking funding at the Fall Town Meeting 2015.

**Project Submission – Grafton Public Library**

Beth Gallaway from the Grafton Public Library presented a project proposal seeking funds to restore the main entrance doors and the boiler room door (exterior entrance) on the Grafton Public Library as well as several windows that are broken. Total cost of the project is \$20,000 and the amount being requested is \$16,600.

A question was raised regarding a "panic bar" on the front door. Beth is going to determine if it is required by code and she will talk with the Historic District Commission.

**Project Submission – Grafton Land Trust**

Michael Urban represented the Grafton Land Trust and presented a revised proposal seeking \$60,000 in CPA funds to purchase approximately five acres known as the Churchill Meadows. The proposal has been revised because the terms of the deal have changed a little; the land is more favorable to GLT.

**Treasurer's Report**

Ken Holberger explained the treasurer's report. A motion was made by Jim Gallagher and seconded by Jennifer Thomas to accept the treasurer's report. The motion passed unanimously.

### **Clerk's Report**

There was no Clerk's Report.

### **Project Updates**

#### **Town House and a discussion of Special Town Meeting – Saturday March 7, 2015**

The Oversight Committee has prepared for the March 7<sup>th</sup> Special Town Meeting. There will be a presentation and a handout. Paul Scarlett asked if CPC would be presenting. It was determined we would not, but there will be members present to address any questions about our funding of the project.

**Nipmuc Reservation-** this project is complete.

**Textile and Shoe Conservation-** No update

**Historical Records Preservation-** No update

### **New Business**

Annual Report has been completed.

#### **Project Submission - Super Park Committee**

Jennifer Thomas submitted a revised proposal that reflects comments made by committee members at the last meeting. After meeting with the Super Park Committee and the Town Administrator it was decided to increase the funding request enabling the committee to start building the park this summer. A request for \$100,000, which will be matched by the Town, is being requested to fund the design and placement of approximately half the playground equipment. She mentioned that this came together quickly so she is missing the exact figure for the fencing. She will have that number for the next meeting.

**The Committee then considered each proposal and whether or not to move the proposal forward to Town meeting.**

A motion was by Paul Scarlett and seconded by Jim Gallagher to include the **Grafton Public Library proposal** on the May Town Meeting warrant in the amount of \$18,000. The motion passed unanimously.

A motion was by Joann Duncan and seconded by Jennifer Thomas to include the **Farnumsville Firehouse proposal** on the May Town Meeting warrant in the amount of \$6,000 with the stipulation that the Community Preservation Committee must be provided proof at the next meeting of the prior existence of a cupola on the Farnumsville Firehouse. If this cannot be provided the warrant article will go forward with only funding for the garage door restoration. The motion passed unanimously.

A motion was by Joann Duncan and seconded by Paul Scarlett to include the **Super Park Committee proposal** on the May Town Meeting warrant in the amount of \$100,000. The motion passed unanimously.

A motion was by Joann Duncan and seconded by Jim Gallagher to include the **Grafton Land Trust proposal** for purchase of the Churchill Meadow on the May Town Meeting warrant in the amount of \$60,000. The motion passed unanimously.

A motion was by Jim Gallagher and seconded by Joann Duncan to include the **Affordable Housing Trust proposal** to transfer the Affordable Housing Reserves to the Affordable Housing Trust on the May Town Meeting warrant in the amount of \$42,144. The motion passed unanimously.

A motion was by Joann Duncan and seconded by Jennifer to include a warrant article seeking funds for the payment of the principle and interest on the **Pell Farm Bond** at the May Town Meeting warrant for an amount as stipulated by the Town Accountant. The motion passed unanimously.

A motion was by Paul Scarlett and seconded by Jim Gallagher to include a warrant seeking \$10,000 for the CPC FY2016 **Operating Budget** on the May Town Meeting warrant. The motion passed unanimously.

A motion was made by Joann Duncan and seconded by Jim Gallagher to have Joann review the open projects related to the **Grafton Town House restoration and accessibility project**. If any of the projects require a sunset date extension, a warrant article will be written and included on the warrant at the May Town meeting. The motion passed unanimously with Paul Scarlett abstaining.

A motion was made by Jennifer Thomas, seconded by Jim Gallagher to adjourn the meeting at 9:05. The motion passed unanimously.

Attachments: Treasurer's report, Update on Cisco Homestead Restoration, GLT Project Proposal, Super Park Proposal, Grafton Public Library Proposal, Farnumsville Firehouse Proposal.

Submitted by:

A handwritten signature in cursive script that reads "Joann Duncan".