



# COMMUNITY PRESERVATION COMMITTEE

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## Fairhaven Community Preservation Committee Minutes Fairhaven Town Hall, by Zoom Remote Platform January 13, 2021

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MASS.

### 1. Administrative Business

- a. *Chairman's Welcome and Media Notification:* Jeff Lucas opened the Public Hearing at 7:00pm.
- b. *Quorum /Attendance:* Jeff Lucas, Ann Richard, Gary Lavallette, Beth Luey, Marc Scanlon (all via Zoom) Terry Meredith (in Banquet Room), Town Planner Paul Foley (in Banquet Room)  
Absent: Roger Marcoux and Marcus Ferro.  
Guests: Vincent Furtado, Krisanne Sheedy, and Gerry Rooney.
- c. *Minutes:* December 16 & 17.
  - a) Ann Richard made a motion to approve the minutes from the December 16<sup>th</sup> & 17<sup>th</sup> 2021 Meeting. Vote was Unanimous.
- d. *CPC Bills:* No Bills

### 2. General Business

- a. Paul Foley Discussed balances after town appropriations, and estimated funds for this year based on the FY20 receipts. Asking amount of FY21 CPC applications is higher than current funds. Reviewed CPA allowable uses chart (The Secretary of the Interior Standards for Rehabilitation). Guidance on preservation restrictions are required by CPA. Any historical Property needs to go before the historical commission, suggested they should come up with a threshold.
- b. **Review of FY21 CPC Applications**
  - a) *Green Meadows Roof Continued Public Hearing*  
Kris Sheedy said the architect at the state level said to use life time shingles. Many steps are required and need to be approved by the state. Ann Richard questioned the type of shingles with the thought of solar in the future.
  - b) *Academy Building Front Door Access Continued Public Hearing*  
Paul Foley presented the slide show with the plans for the new front landing, steps with railing, brick walkway and new lighting as well as front doors. . It was noted we do not have large scale paper plans. Beth Luey stated she was uncomfortable with removing the wooden storm door.

Gary Lavallette mentioned that the terrain would need to be adjusted to have the steps placed and accordance with regulations. The external door was a temporary fix due to the lack of strength of the two interior doors. The entrance needs to be ADA friendly and the side walk would need to be changed.

Jeff Lucas said that it is a very detail oriented project and it will need extreme attention to detail. Beth Luey is concerned about adding in steps and railings that would change the look of the building. Ann Richard requested all questions need to be addressed due the required persons were not available to give answers. Paul Foley suggested to continue the meeting of this subject to the next meeting.

*c) Old Stone Schoolhouse Restoration Continued Public Hearing*

Discussed revised estimate to repair/remove/replace wooden gutters, soffits, windowsills, trim, shutters, point all masonry where needed, painting of the external walls and rebuild of the wooden fencing.

*d) Library Sidewalks Phase 2 Continued Public Hearing*

Vincent Furtado replied to the concerns if the sidewalks would be narrow, he said it will not and the drainage will be improved. Tree roots are causing the damage on the buckling sidewalk and that removing the trees may be the answer to correcting the problem. Lighting has been approved and approval can be provided. Conduit will done of if the choice of doing lighting is decided while the sidewalk is being repaired.

*e) Livesey Skateboard Park Resurfacing Continued Public Hearing*

Ann Richard spoke with BPW on their assistance with the resurfacing of the park, there was no estimated number. Vincent Furtado said the asphalt would be ground down then graded. If knowing what percent of it is grinding and grading, the grading could be eliminated and the BPW could take over grading and could save a significant amount. Jeff Lucas said any cost savings would be returned to CPC.

*f) Unitarian Church*

Gary Lavalette said the town council should weigh in on the subject of "Will the town be guaranteed the church will not be sold? Will there be a historic preservation restriction?" as well as "Should town council preform the 3 part test?"

Ann Richard made a motion that the planning director Paul Foley contact Town Council to have them do the 2 part test. Vote was unanimous.

*g) Whitfield-Manjiro Carriage House Restoration Continued Public Hearing*

Jeff Lucas said it was voted by the Historical Commission that the Carriage House is a historical building. His concern is what is being done with the money that was previously received. Paul

Foley asked the applicant if the plan is for the Carriage House will they keep the historical exterior appearance. Gerry Roomy said they began the project five years ago by vocational students. Doors have been removed and will be used to encumber the newer doors. The cupola is at the vocational high school and an exact replica is being created as well as the weather vane.

Jeff Lucas mentioned the repair or replacement of the wooden frame windows and would like to make sure the money spent is dedicated to the exterior restoration with the appropriate materials.

Gary Lavallette suggested a finished wall on the interior doors and 2 means of egress must be installed. He mentioned protocol has not been followed. On the main building some of the material used were not used back then and that materials similar to the historical need to be used. He has no problem with what is being done on the inside but the outside needs to be done with historically correct materials since preservation money is being used. Ann Richard had a question about the drainage. Gary Lavalette explained the drainage issue and that it needs to be fixed as well as weatherizing the exterior of the building as a concern.

**c. Prelim. Discussion of revising CPC Plan, Application, Review and Compliance Process**

Jeff Lucas suggested taking photos of buildings to show what needs to be there historically at the end of a project. He also mentioned a grant agreement between CPC and applicant of what CPC expects and conditions of the grant, such as sign being erected signifying it was funded by the CPC, as well as preservation restriction agreements. He also stated that more communication is necessary. Paul Foley suggested maybe letters of intent should be required before being invited to apply and place preliminary proposals on the agenda and then address the applicant and explain exactly what is expected. Other suggestions included possibly requiring a threshold funding request amount where an architect is required and must be present to answer questions and be a bit stricter.

Gary Lavallette mentioned that projects that have architects then the architect should be present and answer the questions to avoid extensive deliberations. Also discussed the topic of documenting historic buildings by consultants. Ann Richard said she contacted Mattapoisett about a consultant and they are willing to discuss their consulting.

**3. Tentative Future Meeting Schedule**

- a) Next Meeting will be February 3, 2021 at 6:30pm
- b) Discussed of future meeting dates

**4. Other Business: None**

Ann Richard made a motion to adjourn the meeting until February 3, 2021. Vote was unanimous.