



COMMUNITY PRESERVATION COMMITTEE

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COMMUNITY PRESERVATION COMMITTEE

March 4, 2021 - 6:30 p.m.

FAIRHAVEN,
MASS.

1. ADMINISTRATIVE BUSINESS:

a. Chairman's Welcome and Notification: Mr. Lucas called the meeting to order at 6:34p.m. Mr. Lucas read the welcome and notification from the Commonwealth regarding COVID19.

b. **Present:** Jeff Lucas, Ann Richard, Beth Luey, Roger Marcoux, Gary Lavalette, and Marcus Ferro

Absent: Terry Meredith

Mr. Foley advised that Mr. Scanlon (Housing Authority representative) has resigned.

Mr. Lucas advised there is still a vacancy on the CPC with a missing representative from the Historical Commission. And now with Mr. Scanlon's resignation, there is another seat opened.

c. **Minutes:** February 24, 2021 Draft- Ann Richard made a motion to approve the minutes of February 24, 2021 and Mr. Lavalette second the motion. The motion passed unanimously via roll call vote.

d. **CPC Bills:** None.

e. **Correspondence:** None.

2. GENERAL BUSINESS:

a. Review of available funding from the State:

Mr. Foley went over the existing totals of \$493,744 and estimate surcharge is \$459,947; for a total of \$953,691.

Mr. Lucas asked if that had the \$15,000 for administration. Mr. Foley said it did.

Mr. Foley said the two projects in front of them today had revised their proposal. He said the Academy was asking for \$80,000 and Manjiro was asking for \$60,000 for a total of \$140,000 - totaling \$927,112. With the other projects.

Ms. Richard asked about the budget season, in the past they have found out they receive more funding throughout the year. So there is potential that there is more monies. Mr. Foley said they do not know how much they will get from the State and at this point they estimate their revenue. On the one hand they underestimate the total to be on the safe side but at the same time they overestimate what the 10% match will be so that they do not underfund any of the three areas.

b. Continued discussion and Vote on Funding Options for 2021 ATM:

a. Whitfield-Manjiro Carriage House Exterior: Mr. Foley said revised drawings were submitted. He showed the proposed front elevation of the carriage house with three barn doors. Side elevations and details have removed synthetic materials. Mr. Rooney was present along with engineer, Rick Charon. Mr. Rooney said they would only be using natural materials. He said on the north side of the roof, natural materials will be used, no

Aztec will be used. They would like to finish the outside of the building as soon as possible and look for any suggestions.

Mr. Charon stated the picture on the slide show is exactly how the outside of the building will look.

Mr. Lucas read from his email regarding a membrane roof on the back of the building.

Mr. Charon said that roof was already installed as there was a leaky roof because of its low-pitched roof. He said it is hidden away and not visible.

Mr. Charon said Anderson A-line windows were installed. Mr. Charon said they haven't changed any windows as of yet, except one so they can make changes to it. Mr. Lucas said the guidelines are from the state and sometimes hard to follow.

Mr. Lavalette stated he liked the project. He said the rubber roof in back is okay because it can't be seen. He said the windows should be wood and they will be hard pressed to get them all in wood. He said they've done very well coming back to the committee.

Ms. Richard stated they didn't have to put a "contingency" in the motion as they have come back with what the commission has asked for. She said the application has come before with a few changes and can be fully supported.

b. Academy Building Front Door, stoop and walkway.

Mr. Foley reviewed the revised bid for door replacement that totaled \$53,995.00.

Mr. Oliveira was present as the Chairperson of the Historical Commission, he said they broke up the door replacement and then would submit the front stoop and walkway for a later project. Mr. Oliveira said there would be other costs, revising bid documents, overhead revising contract documents, bidding, contract award and contract administrations at 5%; so, the total would be \$77,072.46. He said the original project was \$131,000. He also stated the project went out to bid twice.

Mr. Lucas asked if the same architect was used. Mr. Oliveira said, "Yes." Mr. Oliveira said the proposal is for the six-panel door as shown in the picture.

Mr. Lucas asked if this included the light fixtures. He said the installation only was \$4,000. Mr. Oliveira stated they already have the lights. He said the plan is to rewire carriage lights on the left and right side of the doorway.

Ms. Richard stated she wanted to thank the chairperson for the detailed cost estimates. She said the detail is very helpful to the committee and appreciated him getting the information.

Mr. Oliveira apologized for the miscommunication that had taken place and thought it just came down to presentation. He said the big document would've been more difficult to get to everyone.

Mr. Lucas asked about the fifth line, doors, wood, exterior, custom storm and what that meant. He asked if there was a storm door being put in? Mr. Oliveira stated there would not be a storm door put up. He says he also saw that line and thinks it means the demo of the storm door that was present. He said he also had a couple of questions and assured the committee there would be no storm door present.

Mr. Lucas thanked Mr. Oliveira and commission members. He said he would encourage them to ask someone from the Historical Commission to be on CPC for future meetings.

Ms. Richard would like to make a motion to support the Manjiro House for \$60,000 application and was seconded by Ms. Luey. The motion passed unanimously via roll call vote.

Roger Marcoux would like to make a motion to support the Academy Building for \$80,000 and was seconded by Ms. Richard. The motion passed unanimously via roll call vote.

Mr. Lucas asked about undesignated fund balances on the books as of now. He said open space has \$166,000. Mr. Foley stated he could put a presentation together for their next meeting to review.

Mr. Lucas stated he could review the funding with Mr. Foley and then present at their next meeting. He stated with an open balance in open space, they could do the Livesey skateboard park asphalt resurfacing before Town Meeting or look at different options.

Mr. Marcoux said, 'flexibility' is important to him. Mr. Lavalette stated that being on Conservation Commission he was hoping that they could buy more waterfront properties and build up the open space category. He said there could be land up for sale through Conservation.

Mr. Lucas said historically the committee has been proactive as far as open space purchases.

Ms. Richard stated that the BPW stated they would be able to help with the skateboard park, but she wasn't sure if they could now if budgets were being cut.

Mr. Ferro stated that the BPW budget is having some significant cuts. Mr. Lucas stated he could work with Mr. Foley and present at a future meeting. Ms. Richard stated she'd support Mr. Lucas in working with Mr. Foley and present at their next meeting.

c. Continued Discussion on improving the CPC Application, Review and Approval Process

Mr. Foley gave an overview of the tentative future schedule and revising the process.

Mr. Lucas stated it would be nice to look at some kind of letter to be sent to the applicants to notify them their projects would be supported. He said other towns give a 'grant project' letter stating explicitly what is expected of them. He said, "To use the state's standards" etc. could be included in the letter of grant acceptance.

Mr. Foley stated they could send a CPC Grant Agreement Contract, a combination of a letter and agreement contract for each applicant.

Mr. Lavalette stated that since the last meeting, he has spoken to three different towns and someone from the state and referenced how Fairhaven CPC was going about the historic projects; and the consensus he received was that Fairhaven "was doing it wrong." He said everyone he spoke to said they would've first gone through their Historic Commission before bringing the project to the CPC (in reference to the Manjiro Project). He said, 'bottom line', CPC are not historians. He said they thought that the details would've been put through the Historic Commission and then presented to the CPC Committee. He said it's "not the job of CPC" and there are more avenues for Historical Commission to do their jobs. He said he has had a conversation with Mr. Foley how they could move forward.

Ms. Luey responded that she isn't sure there are any 'historians' on the Historical Commission. She stated she is a 'historian' herself. Ms. Luey stated the "Historical Commission is to mark, acquire, maintain, preserve, promote and develop places of historical value." Ms. Luey stated that the CPC members are stewards of the public funds and we are responsible to spend the funds under the Federal and State Law. The CPC is charged with studying the needs, possibilities and resources of the Town of Fairhaven regarding community preservation.

Ms. Luey stated she watched the Historical Commission meeting of March 3, 2021 and was not happy that the Historical Commission members accused CPC members of being incompetent, unconstitutional and involved in money laundering of the Town's money. She stated these two organizations need to work together and have mutual respect for each other, as they are not rivals.

Mr. Lavalette stated that the Historical Commission was established by Town Meeting with a charge and it hasn't been followed. He agreed technically there are no 'historians' on the commission but explained in his opinion, that CPC had no powers or charge to put forth historical projects without the historical commission weighing in.

Ms. Luey reiterated the charge of the Historical Commission of maintaining and preserving. She stated but they 'don't have any money'. And the CPC's mission is to support projects to put forth to Town Meeting who then votes on the project.

Mr. Lucas stated that CPC's across the state actually hire historians if they need to, to assist in reviewing projects of historical features. He said saying that the CPC doesn't have the pervue to maintaining the historical look is confusing. He said he is confused on what should go back to the Historical Commission. He said when Manjiro house became, "historical"; it should've been with facts attached to it, advising why it's historical. Mr. Lucas said he needs to do his own research and education process on what 'adaptive use' is allowed within CPC funds.

Mr. Lavalette stated he thinks the Historical Commission needs to take a bigger role in town. He said CPC can make recommendations, but the Historical Commission should have some oversight of the issues beforehand.

Ann Richard stated she understands you are not the representative from the Historical Commission and there is still a vacant seat on the CPC for a Historical Commission member. She stated that it is the responsibility of the board member representing that board on CPC to take back projects to the commission, had one of their members been seated on the CPC. She said every year there are one or more Historical projects that come before CPC. She said this year there were a few historical projects that came before them. She also stated there are a few new members on the Historical Commission and they should be explained the process so they could possibly volunteer to be on the CPC. Ms. Richard stated she does agree that there are some steps that need to be put forward; however, she disagrees with the generalizations that they CPC member have done things "wrong" just because Mr. Lavalette has spoken to a few different towns. She stated that the Fairhaven CPC was formed in 2005 and she thinks going forward there should be a review of CPC information and trainings to new members of what people's roles actually are. She agrees that the two boards need to work together.

Ms. Richard also suggested that people could absolutely go on to the CPA website and learn more, as the website has a wealth of information. Mr. Lucas stated he feels it prudent to lean on the Historical Commission but doesn't think it is a requirement. He said he respects the advisory input from the Historical Commission.

Ms. Luey stated she was also very uncomfortable with the role that if Historical Commission would be signing off on their own project versus another project in town because they want the money for their project. She said that would be a conflict of interest. Mr. Lavalette stated they are all passionate about what we do and there is a learning curve, as this is his first year on the CPC. He said more conversations should take place so that everyone is on the same page.

Ann Richard made a motion to adjourn and was seconded Roger Marcoux. The motion passed unanimously via roll call vote at 8:00p.m.

Respectively,
Patricia A. Pacella