



Meeting Convened:

Chair Carol Pyles called the meeting to order at 7:10 pm. Also in attendance from CPC were Jim Conroy, Tony Kiernan, Vicki Donlan, Larry Lindner, Bob Mosher, Kathleen Peters, and Jim Watson; from staff Carol Costello and Roger Fernandes. Unable to attend: Gary Tondorf-Dick AdCom liaisons in attendance: Tom Belyea, Lucy Hancock and Donna Smallwood

Approval of Minutes:

VOTE: On the motion of Kathleen Peters, seconded by Vicki Donlan, the September 21st 2016 minutes were approved; the motion passed 8-0.

Old Business:

ATM 2013 / ART 12 – Heritage Museum \$1.1MM: Project Manager, Tony Kiernan reported that he recently met with the Historical Society and completed a site visit to the facility. They are hoping to open before the first snow. The Historical Society needs to raise \$500K to complete the project. The project is coming along and any final payments towards this project from CPC can be released.

New Business:

HAHT – opportunity funding \$110K

Roger Fernandes reported on working with Tim White on his application. The focus on this application will be in “opportunity funding”. The HAHT is seeking \$110,000 “in such funding from the CPC. These funds would be used to expand our position when an affordable housing-related interest becomes available, \$60,000 of which comes by-way of a proposed rescinded amount previously allocated for the 302 Whiting Street renovation project. For example, these funds would potentially support Habitat with the construction of three new affordable homes on the Whiting Street property as an alternative to renovating just one (the change in approach would require a new vote at Town Meeting, given the way the original article was drafted to anticipate “renovation” versus “opportunity”). Moreover, we are evaluating the potential expansion of the Lincoln School Apartments. We have had recent discussions with the Old Ship Church about the Lincoln School Apartments as it relates to a possible property purchase for additional parking, and/or a potential building addition. Since our work is opportunity sensitive, having funds available with some flexibility would greatly assist in the measured expansion of affordable housing in Hingham. Kathleen Peters requested to review a solid financial report from HAHAT when they present to CPC in November.

Bare Cove FM: Exterior Restoration Bldg #52 - \$675K

PM Kathleen Peters reported that she received an email from Gary Tondorf-Dick that they will be withdrawing their application. Kathleen stated that the proponent did not receive an affidavit from the Selectmen to use the town-owned building to seek CPA funds for this purpose. She also spoke with the Coalition; the project was more of a refurbishment than to restore the original/historic use of this building. The committee questioned the roof being replaced last year, Roger Fernandes stated that it was done to stop the leaking on historical items stored in the building.

Historical Archives Task Force: Archivist Continue to Preserve Historical Records \$35,050

PM Kathleen Peters reported that she has requested a list of documents that the Archivist has worked on and what is left to be done, and to prioritize it so that CPC will have a better understanding of the work being completed with this grant. A total of \$224,611 in CPA funds has been allocated for this project since 2012. Kathleen learned that the list of documents that the Archivist is working on should have been approved in advance by the Historical Commission. The initial master plan from 2008 listed documents from the town clerk’s office, school and library departments, but the Archivist seems to be working on documents from other departments such as health, zoning and planning. Kathleen suggested that this application be withdrawn and the remaining \$48K be used to wrap up this part of the project. CPA funds should not be used to fund such a position. Kathleen also reminded CPC that in 2015, the Historical Archives Task Force stated that they would not come before CPC again for additional funding.

Larry Lindner reported he is also not comfortable with the way this grant is being spent.

Vicki Donlan requested that it be placed on record that when this application was presented in 2012 it was clear that it was about preserving historic documents, now it’s focusing on the position/person and not documents. Town Hall should hire a town archivist or not. It seems that the original documents worked on have been completed, that the project has ended and the remaining funds should be taken back. A new application should include a consultant with a short term project and clear goals.

Carol Pyles reported that it is not clear that this project has a beginning and end. She suggested that the new application be more specific on which documents would be worked on and include a consultant cost to complete the project. The GAR Hall papers have been recently mentioned as a potential project. She also recommended that they should end the current project and recover any remaining funds.

Roger Fernandes read from the statute that the Coalition put on their website: Per MGL c.44B Section 6, The community preservation funds shall not replace existing operating funds, only augment them. CPA funds should not pay for expenditures or staff included in the municipality's general budget. Since documents are not included on the State Register, it is necessary for the local Historical Commission to determine the historic significance of documents per Section 2 of the CPA. Documents must be identified by the Historic Commission before any work is completed.

The staff of Hingham's CPC agree. If this committee elects to move forward, it should identify how the remaining \$48K will be spent, defined by price per project, not the salary of an archivist.

Historic Commission: Conserve Historical Town Records \$6,500

PM Kathleen Peters reported the documents on this application are falling apart and need specialized work to keep them in one piece. There are approximately 6-7 items and Andrea Young says they will not be coming to CPC again next year, that these documents should complete their list.

Old Ship Meeting House Steeple Restoration \$46,770K

PM Jim Conroy was not aware that historically CPC asks applicants to plan for 1/3 private funding, 1/3 from other public sources, and 1/3 from CPA. Here, CPC is being asked to cover half the project cost. He has spoken to proponent Tom Willson regarding this. (The total project cost is estimated at \$93,540, and the applicant is seeking \$46,770 from CPA).

Larry Lindner raised a concern that the applicant is looking for reimbursement of \$8K already spent on this project. Jim pointed out that the \$8K was an emergency expenditure, to remove the damaged weathervane before it fell over and was further damaged or damaged the roof. Bob Mosher agreed that the applicant should not be penalized for taking this necessary, preventive action. Larry asked if the proponent could get another quote for inspecting and documenting the condition, since \$14K seemed high. He would like to see the number lower. Can the \$14K be deferred to next year? Larry also mentioned that the Mass Historical Commission offers grants, and they give up to \$50K each year. Larry requested that the proponent also seek other grants that are available to them.

Kathleen Peters noted that the Old Ship also has a building for sale listed at \$4.2MM; could they potentially use some of the funds from the sale of this property?

Repair & Restoration of the Tower Clocks in Town (4): \$15,500 New North Church, \$13,800 Congregational, \$9K William Fearing II Bldg, \$7,500 Second Parish

Carol Pyles reported that it makes more sense to keep the four clocks on separate applications. CPC can address each one separately as they seek funds individually. PM Jim Conroy reported that according to the Town's law established in 1885, Town meeting agreed to maintain the clocks. The clocks add to the Town's asset as functioning clocks. He also added that Hochstrasser Clock Services is said to be perhaps the best in Massachusetts. Bob Mosher questioned why the Town is coming to CPA when it is a Town's responsibility, shouldn't the clocks have been maintained over time on the Town's budget? Jim said he will raise the issue with the project's proponent.

Vicki Donlan reminds the committee that this proponent came forth last year, and the CPC Chair at the time requested that it be withdrawn and the New North Church clock could be a recipient of a Greenbush grant. Now they are back to CPC this year. Kathleen Peters requested that the clocks be referred to with the original name of the building they are in; i.e., the Dependable Cleaners building should be referred to as the *William Fearing II Building*. She also said it is not the role of CPC to maintain and repair the clocks, it is the role of the Board of Selectmen, and they should add this item to their line item annually.

Whiting Memorial Chapel - High Street Cemetery \$65K

PM Gary Tondorf-Dick was unable to attend meeting. The Whiting Memorial Chapel proponents are seeking \$65K total cost; they plan to use \$135K of their endowment. This restoration project would be the first of two phases that they plan to undertake. Vicki Donlan reported that she visited the chapel and there were no visible signs of hours for the public to visit, etc. Kathleen Peters and Larry Lindner questioned the use of the building and access to the public. Kathleen also requested to see a financial report, to include the High Street Cemetery's endowment.

Bill Reardon was in the audience and mentioned that this proponent came before CPC approximately five years ago, but their financials were questionable.

Bare Cove Park Fence \$25K

PM Bob Mosher reported that this project is not ready to move forward at this time. Ted Mathews sent him an email withdrawing the application. Bob mentioned that the new lease law may help. Bob recommended that the proponents get quotes on fencing, work with Conservation, and apply next year.

Conservation Fund \$30K

PM Bob Mosher reported that Conservation Officer Loni Fournier is prepared to present to CPC in November. This is the only funding mechanism Conservation has. They never know what will come up, and having funds available is helpful.

Bare Cove/Great Esker Connecting Bridge Feasibility Study \$20K

PM Jim Watson reported that this project has been withdrawn; the proponent would need to be the Bare Cove Park Committee and they did not vote to move forward with this application.

Bouve / Shipyard Trail Connection Feasibility/Planning \$72,500

PM Larry Lindner reported his experience of visiting the trail. There were no signs identifying Bouve land or conservation land. There was no parking, only four spots located in the shipyard condo parking area. It appears that people would benefit from this trail if they were walkers to the commuter boat from the Bradley Woods neighborhood, but it would not be beneficial for the entire Town to access. The project is very expensive (estimated at \$500K), considering the number of people it would serve. Larry has spoken to Proponent Mary Savage-Dunham on these concerns.

Harbor Play Area - Recreation Comm. \$50K

PM Vicki Donlan reported that they have been requesting to get on the Selectmen's agenda since May to seek approval for the position of the Harbor Play Area, since it would be located on the Selectmen's parcel. To move to the next steps, an affidavit is needed. Vicki requested that the application be withdrawn since there is no affidavit.

Harbor Development: Extension of Brick Harborwalk to Boat Launch \$125K

PM Carol Pyles reported that the Harbor Development Committee also needs an affidavit from Selectmen to proceed with the walkway, since this portion is located on the Selectmen's parcel. Bill Reardon requested that this application stay on the list until he can get before the Selectmen, and the next Selectmen's meeting is scheduled for Oct 27th. Bill will keep the CPC notified.

Trustees of Bathing Beach: Extension of Harborwalk thru to Grove \$125K

PM Carol Pyles reported that the Trustees do not need permission, since the part of the path they are asking to fund is located on their parcel. Trustees have been asked for their annual budget and any other possible sources of income for the harbor walk.

Larry Lindner mentioned there are other grants from DCR for paths, up to \$80K, and suggested that the Project Proponents should look in to those grants as well.

SS Country Club Feasibility Study \$80K

PM Tony Kiernan reported he met with Proponent Jay McGrail, and Tony felt that this project should be a joint application with Recreation and SSCC. Tony questioned who is going to pay for the pool, and its operating cost.

Vicki Donlan reported she met with Bill Friend and Jay McGrail. The Recreation Department is working with SSCC, and they are meeting next Tuesday to discuss the feasibility study and how a new pool can be funded. The feasibility study will help determine whether SSCC could house an indoor/outdoor pool. Kathleen Peters questioned their finances and whether the Town needs a pool.

Site Visit Schedule for Oct 22

The committee reviewed and confirmed the site visits for this Saturday. Carol Costello will email and confirm with proponents.

The committee adjourned at 9:20 pm.

List of Documents Used at this Meeting:

1. Agenda for CPC Meeting of Oct 19, 2016
2. Minutes for Sept 21 meeting
3. List of Proposed projects
4. Site Visit Proposal
5. Handout provided by High Street Cemetery with estimates for their project

Respectfully Submitted by Carol Costello

Upcoming CPC Meetings:

Site Visits: Oct 22 & 29