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ORLEANS TOWN CLERK

**TOWN OF ORLEANS
COMMUNITY PRESERVATION COMMITTEE**

**Minutes
January 11, 2024, 4:30 p.m.**

A hybrid meeting of the Community Preservation Committee held in the Nauset Room of Town Hall and via Zoom beginning at 4.30pm on January 11, 2024. Real-time public access was provided by Orleans Channel 8 on the Town website and cable television.

In attendance for the CPC in the Nauset Room were Chair North, Vice Chair Alper, Clerk Christie, Ms. Gaskill, Ms. Francolini, Ms. Minkoff, Mr. Galligan, Mr. Ellis, Mr. Lipman

Call to Order – The Chair called the meeting to order at 4.30 pm.

Public Comment – Mr. North said the Affordable Housing Trust Fund had clarified about the use of Affordable Housing Trust monies for only Orleans' needs. He said CPC funds can support regional affordable housing. He noted some revisions were received to the grant application for Rental Assistance and to the application from the Academy. He also mentioned another letter of support received for the Veteran's Park project.

Presentation regarding Grant Application for the Academy Playhouse – Mr. Brown, a trustee of the Academy, spoke about the fire escape plans for the Academy and the inclusion of a landing. Additional costs for a structural engineer have been \$4100 to plan for the fire escape. Mr. Brown will provide a more accurate estimate of fire escape work as soon as available. He reviewed Phase II improvements and ADA modifications. The Academy is currently working on other grant applications to address parking lot issues (which do not fit within the CPA). Mr. Brown said that in the future the Academy needs an elevator to access the upper floor.

Presentation regarding Grant Application for the Council of Aging Walkway – Ms. Dunlop and Ms. Wilson of the COA spoke to the committee about grant application for the garden walkway. They mentioned the grant application in FY24 faced many price increases and failed to factor in native and low maintenance planting, pollinators, and a new irrigation system as well as other cost increases. A more thorough plan has been designed. Ms. Wilson said the COA will need to adhere to a formal RFP process for the entire project. As much material that can be reused will be donated. The COA is addressing the long term maintenance as a separate issue and has already contributed funds to the project for design and planning. The request for FY25 is \$26K for the installation of the new garden plan in addition to the FY24 grant already awarded.

Presentation regarding the Grant Application for Veteran's Memorial Park – Mr. Higgins from the Veteran's & Memorial Day Committee and a representative from EDR Engineering spoke to the committee about the grant application for concrete walkways and memorial bases. Mr. North said that the Orleans CPC had received legal opinion that says that the concrete bases for the memorials cannot be covered under the Community Preservation Act. The focus of the discussion was on just the walkways. The engineer's estimate in the grant application is based on 220 yards at \$500 per square yard which includes material, labor, and all steps in the process of laying walkways. The

contingency is intended to cover “what ifs”. Separate from the Park infrastructure and access improvements, the Veteran’s Park 501C3 organization plans to fundraise for new monuments. Mr. Higgins said he had learned that a basic monument could cost about \$35-50,000 and understood that the non-profit would fundraise for specific memorials. Historic memorials include the bronze plaques of the Korean and Vietnam memorials which will be retained. Mr. Higgins said he had thought perhaps the Civil War monument would be relocated to the park once infrastructure projects were complete. Mr. North noted this was unlikely due to the historic placement of the memorial. The Veteran’s and Memorial Day Committee is only installing the basic infrastructure to make the park accessible and user friendly. The existing cherry trees will be kept in the park. Irrigation will be updated as necessary. Mr. Higgins said the hope was that eventually the park would be more reflective of the Town of Orleans including the War of 1812 and the Battle of Rock Harbor of 1814 as well as acknowledging the recent bridge dedication to a local veteran.

The committee clarified some plans for the park and expressed interest in what the non-profit organization was planning and how much money had been raised. Information from this separate group was not available for the meeting.

Review legal opinion (as available) for FY 25 grants – The committee members reviewed some of the opinions provided by Town Counsel (memo is part of the Meeting Materials for this meeting). There was some discussion of the application from CHO as it conforms to historical requirements and how much relates to the preservation of the historic artifact. This will be discussed when CHO presents. The Northwest Schoolhouse project was also briefly discussed. Mr. Ellis reported that the OHC only recommended the kitchen modification and considered it a continuation of the previous kitchen installation (FY24 grant) for the NW Schoolhouse. Town Counsel does not agree that the kitchen complies with the terms of the CPA. Some committee members still have questions regarding the Eli Rodger property for conservation.

Review next steps – Ads for the Public Hearing on Feb 1, 2024 have been placed. An email burst and reminder will be prepared for the Town website.

Approval of minutes of Jan 4, 2024.

Mr. Galligan moved to approve the minutes of January 4, 2024 with the minor clarifications made at the meeting. Ms. Francolini seconded the motion. Mr. Lipman abstained from voting. All others voted Aye. Motion carried: 8-0-1

Adjourn

Mr. Alper moved to adjourn the meeting. The meeting was adjourned by consensus at approximately 6pm.