


23 FEB 3 12:03PM

COMMUNITY PRESERVATION COMMITTEE
Corrected Minutes
Nauset Room, Town Hall
January 26, 2023, 4:30 p.m.

A hybrid meeting of the Community Preservation Committee (CPC) was held in the Nauset Room at 4.30pm on January 26, 2023. Real-time public access was provided by Orleans Channel 18 on the Town website and cable television.

Attending the meeting for the CPC were Chair W. North, Vice Chair Alper, Clerk Christie, Mr. Ellis, Mr. Crabtree, Ms. Gaskill, Ms. Francolini and Mr. Galligan. Mr. Lipman was absent.

1. Call to Order. The Chair called the meeting to order at 4.30 pm.
2. Public Comment. No one presented for Public Comment. The Chair shared some brief updates. Legal Counsel provided further confirmation that the decision to fund the kitchen at the NW Schoolhouse is at the discretion of the CPC. Mr. North also reported on the reserve funds and clarified that the balance is \$263,521 being carried forward for FY24. Mr. North also noted that several grant applicants were able to review their applications and revised their budgets as requested. These include revisions to the Village Green Walkway grant application, the Historic Commission grants, and possibly delaying the CHO Meetinghouse Balcony grant application for a year. The NW Schoolhouse grant total was reduced previously to \$58,978.93.
3. Presentation re: 22 Tonset Road. Ms. Gaskill presented the grant proposal for the 22 Tonset Road Acquisition. She said the land was identified in the 2019 CROS plan as an important property for potential Open Space acquisition particularly because it is part of the watershed for Town Cove. It went on the market in October and has been recently assessed at \$275,000. A conservation restriction would be needed if the land is acquired. There may be a fee for the Orleans Conservation Trust to manage this conservation restriction over the next 20 years. Mr. O'Grady from the Conservation Trust suggested it might cost \$5000 to manage. Mark Robinson has been retained to investigate acquisition of the property further and to determine if negotiations are possible. The land is predominantly wetland with a significant buildable portion, identified by Mr. O'Grady
4. Presentation re: French Cable Museum. Ms. Hartford spoke about the application from the French Cable Museum for exterior preservation and archiving. She reviewed earlier CPC grants and other funds received to conduct work at the Museum. She noted that the museum has both national and international recognition and received a significant award in 2018. The FY24 grant aims to protect the content of the building by repairing, replacing doors and basement windows and painting. The grant request for FY24 was reduced to \$23,375 and separated into phases. The initial phase still involves archiving.
5. Discussion of Assessment process – Mr. North opened a discussion about the assessment process for the FY24 grant applications. It was suggested that the bond issue be considered from the other grant applications in a separate discussion. Rank order was suggested for the

remainder of the grants with each Committee member ranking grant applicants in order of preference or approval based on selection criteria. Some caveats might be to consider the grants with requests for less than \$15,000 to ensure smaller projects are not overlooked. It was also suggested that the two requests in the community housing category (AHTB and POAH Juniper Hill) might allow for some flexibility in the totals granted. Committee members could support either affordable housing project to a funding level that might differ from the requested amount. There was discussion about rank ordering, tie-breakers, and whether to make changes to totals or leave the requested grant total fixed. It was suggested the grant totals not be modified, except possibly for the request from the AHTB for general funding and the POAH Juniper Hill project. The full amount is what is to be "ranked. The possibility of bonding other projects was briefly floated. It was pointed out that not all the budgets were researched through a procurement process as thoroughly as some others. In particular, three grant applications were noted: The Academy Playhouse grant, the Veteran's Park project and the Village Green Walkway did not seem to have the same detailed budgets and time forecasts as other grant applicants. It was pointed out that some grant requests were substantial and might be very worthwhile, but still need clearer design plans, cost estimates and phasing before a knowledgeable decision can be made. A consensus was reached to have CPC liaisons ask grant applicants to further "crunch" their grant budgets. The quality of grant applications will need to be discussed. It was suggested that there is no way to be certain that requests will be fewer or lower in subsequent years.

There was a general consensus for the use of rank ordering of grants that provided adequately costed-out budgets and sequencing or reductions. Liaisons will ask applicants to reassess their applications in this light. The assessment process will be revisited after the Public Hearing.

6. Legal comments regarding grants: Mr. North noted for the record that the four pronged assessment for grants had been met and agreed upon by the CPC as recommended by Counsel. Additionally, the need for grant agreements, preservation restrictions or conservation restrictions was acknowledged. Grant applicants for town-owned land will be the Town.
7. Matters Arising-
Review community needs after this grant season concludes.
After the Public Hearing, there may be further discussion about the process for decisions about FY24 grants.
8. Approval of Minutes:
Mr. Galligan moved to approve the minutes of Jan 12, 2023. Ms. Christie seconded the motion. By consensus, the motion passed: 8-0-0.
Mr. Galligan moved to approve the minutes of Jan 19, 2023 with two minor edits. Ms. Christie seconded the motion. By consensus, the motion passed: 8-0-0.
9. Adjourn.

Ms. Francolini moved to adjourn the meeting. Mr. Alper seconded the motion. Meeting was adjourned by consensus.

*Respectfully submitted,
Jennifer Fountain*

(minutes approved 2/2/23)