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*Jennifer Higgins*  
ORLEANS TOWN CLERK

**TOWN OF ORLEANS  
COMMUNITY PRESERVATION COMMITTEE**

**MINUTES  
July 6, 2023, 4:30 p.m.**

A hybrid meeting of the Community Preservation Committee was held in the Nauset Room of Town Hall and via Zoom beginning at 4.30pm on July 6, 2023. Real-time public access was provided by Orleans Channel 18 on the Town website and cable television.

Attending for the CPC: Chair Walter North, Vice Chair Barry Adler, Clerk Sue Christie, Ms. Francolini, Mr. Ellis, Mr. Lipman, Mr. Galligan and Ms. Gaskill.

Call to Order – The Chair called the meeting to order.

Welcome and introduction of the new Town Manager, Kimberly Newman. Ms. Newman briefly introduced herself and highlighted some of her experiences in Menden with the CPA.

Public Comment –

Mr. North noted that the CPC currently has a vacancy and thanked Mr. Crabtree for his service to the CPC and the Planning Board over many years.

Mr. Davies mentioned that incorporating the ADA as part of CPA projects would be a good idea and help improve disabled accessibility in historic building, recreation, affordable housing, and community resources.

Brief presentation regarding launch of new CPC Plan and application process. Mr. Lipton spoke about the desire of the CPC to take a more long-term view of projects and needs around Orleans. The CPC hopes to consider projects more comprehensively in order to access other funding, develop a better long term fiscal plan, and help ensure not just the viability of a given project but to help the organization to achieve a sustainable future. Ms. Francolini noted the desire for tighter estimates or budgets and a fuller picture of the goal not just a piecemeal view of a project or parts of a project. The CPC desires to work collaboratively with organizations in a continual conversation about objectives rather than a rotating conversation about pieces of a project. Mr. Galligan mentioned the opportunity to connect with a liaison early to help reduce the “intimidation factor” and to develop presentations that “hit it out of the park.” The CPC may consider further FY24 grant applications at the August meeting with the warrant for the fall town meeting due the first week of September. Mr. North reminded all in attendance that the revised CPC plan is available on the CPC website and includes streamlined, clear criteria and information. He said there is only a small amount of funding available for FY24 pending approval at a fall town meeting.

Ms. Harter from CHO asked if it was possible to know how much money is available from the CPC prior to applying for grants. Unfortunately, final numbers from the State are not available at the time grant applications are filed. For planning purposes, the Town of Orleans assumes the same level of local funds (3% of tax revenue).

Discussion with RAC regarding past and potential projects. The Chair of the Recreation Advisory Committee Tracy Murphy summarized undertakings of the Recreation Department and RAC through recent departmental changes and on CPC projects. She was able to predict some upcoming priorities for recreation needs in Orleans. These include outdoor lighting to enable better use of outdoor facilities at Eldredge Park, a regulation sized track, an area for bike riding for younger people, and a reorientation of the soccer field to avoid sun glare. She also identified an interest in studying possible uses of the former DPW site on Bay Ridge Lane. She also noted the need for resurfacing or rehabilitation of the tennis courts. There was some discussion regarding potential at Bay Ridge for several types of activities and possibilities of additional open space.

Discussion and confirmation of liaisons for FY24 grant projects. Grant agreements are still pending from town counsel. Ms. Christie will assume the liaison role with NW Schoolhouse for the hall kitchen. There was some discussion about whether to obtain early legal opinion about projects for proposed grants for FY25.

Discussion of encumbering funds for incomplete projects and year-end/new year. There was some clarification of which projects have a balance of \$0 and will not be encumbered.

Review, discussion of Comprehensive Plan and updates from committees as available. It was agreed that input from various committees regarding the Comprehensive Plan would be sought from George Meservey and circulated to CPC members to help them formulate feedback for the Plan for the August meeting.

Updates for ongoing projects.

Major progress has been made on the Academy exterior restoration/repair and is continuing. CHO has had some slowdowns in past projects while the RFP process is just beginning for the protective structure for the CG36500.

OHS is advancing the review of the East Main Street Historic Area. The review of all historic listings is underway, and consistency is needed across all the Form Bs for historic properties in Orleans.

The street index for the survey project is nearly complete.

Public education via the web continues with new content going online.

The OHS facilitator is moving ahead with the historic survey.

COA has received a higher than expect quotation for the refurbished garden walkway. Funds are currently insufficient for this project.

The NW Schoolhouse kitchen has had the old flooring removed and asbestos removed safely.

The Affordable Housing Committee and Trust are advancing the Housing Needs Update.

The development at 107 Main Street has received state funding support for \$1.7 million.

The Bandstand project will advance through plans thanks to the CPC and then hopes are a volunteer renovation project will be able to be arranged.

Open Space projects will be updated at the next meeting and any balances will be encumbered.

The Snow Library project is due to begin soon with plans to discuss archiving with the CHO.

The Putnam Farm project has electricity connected, a pump for well water installed to enable year-round growing/gardening and support water conservation. Long-term the Farm has the aim to be both energy and financially self-sustaining. Photo-voltaic panels are being considered as an option, possibly as the roof of an outdoor education area or mounted on the ground.

Discuss reappointments and roles on the committee. Further discussion of this matter will occur at the September 7 meeting of the CPC.

Approval of Minutes of May 4, 2023.

Mr. Galligan moved to approve the minutes of May 4, 2023. Ms. Christie seconded the motion. All voted aye. Motion carried: 8-0-0.

Adjourn

Mr. Alper moved to adjourn the meeting. Mr. Lipman seconded the motion. All voted aye. Motion carried: 8-0-0.

*Respectfully submitted –  
Jennifer Fountain*

*Minutes approved on August 10, 2023, 9-0-0*