

Community Preservation Committee

Minutes: January 25, 2017

City Council Hearing Room

Members Present:

Antone Dias, Paul Machado, Keith Paquette, Kristen Cantara Oliviera, Jason Caminiti, David Underhill, John Brandt, James Souza

Members Absent:

Kenneth Pacheco

Open Meeting Law:

Vice Chairman, James Souza, read the Open Meeting Law Advisement.

Minutes:

A motion was made by Antone Dias to accept the minutes of the December 14, 2016 meeting. That motion was seconded by Keith Paquette.

Result: Unanimously approved

New Business:

Vice Chairman, James Souza, welcomed David Underhill, the new Community Preservation Committee member who is representing the Housing Authority.

Administrative Assistant Report:

Ms. Sandra Dennis reported that the invoice for the 2017 Community Preservation Coalition dues has been received. The amount, based on the City's pro-rata share of the CPA fund is

\$3,500. Vice Chairman, James Souza, indicated that this matter would be placed on the next meeting agenda.

Ms. Dennis reported that the applications for funding have started to arrive and that she will make copies for each Committee member after February 1, 2017 when all of them have been received.

The Committee instructed Ms. Dennis to prepare a packet of materials for new member, David Underhill, which will include copies of all 2016/2017 applications for eligibility.

Ms. Dennis reported that Clerk, Paul Machado, responded to City Clerk, Alison Bouchard, on a Freedom of Information Act request. That request sought information concerning executive sessions. Clerk, Paul Machado, had responded to Ms. Bouchard that after reviewing the CPC minutes, the Community Preservation Committee had held no executive session meetings.

Ms. Dennis informed the Committee that she had learned that there would be three applications for emergency funds, Oak Grove Cemetery, Bank Street Armory and the Fall River Veteran's Center.

Ms. Dennis informed the Committee that she had received a complaint about the stop signs that are currently attached to the granite gates at Oak Grove Cemetery. Antone Dias noted that as a result of CPA funding, that property will be subject to a Historic Preservation Restriction, and as a result, those signs would not be permissible.

Ms. Dennis provided the Committee a copy of the plan for the Kennedy Park Overlook.

Ms. Dennis reported that the Water Board did not give its approval to the Watershed Trail project. Antone Dias stated that the North End Neighborhood Association has not yet been able to meet with the Water Board to further discuss this application.

After further discussion the Committee decided to place an item on the next agenda to determine the procedure to be followed when a project does not, for various reasons, qualify for funding.

Paul Machado suggested that the next agenda should include a discussion about when these items should be submitted to the City Council. He suggested that the Board should consider whether all

amendments should be accumulated and submitted to the City Council simultaneously with the CPC's new recommendations. The Committee agreed that this also should be placed on the agenda.

Ms. Dennis indicated that the East Line Trail project is still in process and that the project final cost remains pending.

In response to a comment about materials forwarded by e-mail, Clerk, Paul Machado, confirmed that documents, such as the agendas and proposed minutes are forwarded to the Committee members, but no discussion takes place.

Public Input:

Vice Chairman, James Souza, recognized architect, Michael Keene, President of the Friends of Oak Grove Cemetery. Mr. Keene indicated that the bids received for the repair of the archway are substantially higher than the estimate presented with the application. He also explained that only one bid was received for the ironwork and that bid also is higher than the estimate. He noted that the availability of contractors for certain types of work is limited as some trades are dying. Metalworking is one such dying trade.

Mr. Keene explained that as the project is a public one, then the public bidding process applies. This means that the contractor's must pay prevailing wages and DCAM compliance on certain projects.

As a result, Mr. Keene indicated that the project will be higher than the CPA award amount.

Board member, Antone Dias, suggested that the Friends could approach the Park Board to make inquiries of any available funds.

Mr. Keene suggested that the Board should consider having a contingency fund to cover similar unexpected increased costs.

Board member, Jason Caminiti, noted that in spite of these unexpected increases the project costs remain close.

Antone Dias suggested that the City needs to front end these anticipated costs. These same increases will be expected on the North End Burial Ground project also.

The Committee agreed to place these items on its next agenda for further discussion.

CPA Signs:

Antone Dias told the Committee that he had not yet taken new photos as the projects are generally not completed. Paul Machado suggested that in photos of outdoor recreation projects people using the project should be included.

Jason Caminiti suggested that future signs should be bigger.

The Committee agreed to readdress this issue in a future meeting after the eligibility hearings are completed.

Deed Restrictions:

Paul Machado had provided a sample Historic Deed restriction. He noted that the restriction is from one in use in Nantucket. He said that he realized that he had not edited it completely.

Antone Dias moved that once the restriction is edited it will be submitted by Ms. Dennis to Corporation Counsel for approval. That motion was seconded by Kristen Cantara Oliviera.

Result: Unanimously approved.

Next Meeting Dates and Agendas:

The Committee scheduled four meetings, one regular business meeting and three eligibility hearing dates.

February 8, 2017 Regular meeting with the following topics of discussion, new business, CPA dues, Rescission of proposals, three emergency hearings, Pulaski Park, King Phillip Mill Project, Post approval participation, Deed restrictions.

February 22, 2017 Eligibility Hearings projects 1 through 9.

March 8, 2017 Eligibility Hearings projects 10 through 18.

March 22, 2017 Eligibility Hearings projects 20 through 27.

Adjournment:

A motion was made by Antone Dias, seconded by Jason Caminiti and unanimously approved to adjourn at 7:52 PM.

By: Paul J. Machado

Clerk

Community Preservation Committee

January 28, 2017