

COMMUNITY PRESERVATION COMMITTEE MEETING  
MINUTES: March 15, 2018  
Government Center Atrium

**1. OPEN MEETING LAW**

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

**2. CALL TO ORDER/ROLL CALL**

James Souza/Vice-Chair, Antone Dias, John Francoeur, Clerk, John Brandt, Kristen Cantara Oliviera, Charles Moniz, present.

**MEMBERS ABSENT:**

Ken Pacheco

**3. ACCEPTANCE OF PRIOR MEETING MINUTES DATED:**

**A. March 1, 2018**

A motion was made by Kristen Cantara Oliveira to amend the minutes of the meeting for March 1, 2018 to include that Charles Moniz was present at the meeting however, his name was omitted from the minutes. The Motion was seconded by John Brandt. Result: The motion passed unanimously.

**4. FUNDING HEARINGS:**

Tony Dias made a motion to continue the funding hearing for the Cultural Center Roof (Number 8 on tonight's list) to the next hearing date of March 28, 2018. John Brandt seconded the motion. The Motion passed unanimously.

**1. Restoration of Lafayette Durfee House;**

David Jennings of the Lafayette-Durfee House appeared on behalf of the project. He indicated that they are a non-profit organization and a living history museum. LDH is seeking money to finish the exterior of the main house and the "L" where the windows are in bad condition. Also, they need funds for the South side windows and doors. Mr. Jennings indicated that they are seeking alternate funding as well and they have hired a grant writer to seek funding from the state. When asked, Mr. Jennings indicated that there is a 104 day time limit on the project and he believes that there will be further projects in the future.

## 2. Little Theatre of Fall River;

Kenneth Joseph Raposa, vice president of The Little Theatre of Fall River, Inc. presented the project funding request to the Board. Also present with Mr. Raposa was Michael L. Keane, AIA of CIVITECTS PC. LTFR is seeking funding for asbestos abatement & environmental sciences monitoring before, during and after the completed abatement. Mr. Raposa indicated that he combined the requests for funding. (See page 8 of application.) Mr. Raposa indicated that 2/3 of the clean out duct is under the rafters and not functioning properly and is “illegal.” He went on to indicate that there is the potential need to replace the HVAC and duct work. Mr. Raposa indicated that the new funding request is \$95,936.50.

Jim asked if he was aware of the deed restriction. He indicated that he was and inquired about whether he could see the actual wording of the restriction. Sandy indicated that we could provide a sample copy for review.

Tony made a motion to take the Academica project next and out of order. Kristen seconded the motion. Result: The motion passed unanimously.

## 3. Academica Handicap Accessibility & Sprinkler System

Mr. John Gonsalves, assembly president presented the project to the Board. He was accompanied by Mike Keane of Civitects, P.C., the project architect. Mr. Gonsalves indicated that the building suffered a pipe burst and the building flooded. As a result, the building had to be gutted. Because of that, the building must be rebuilt according to code. Mr. Keane discussed the scope of the work. He indicated that the building is culturally and socially significant and that it serves approximately 15 other non-profits. He indicated that there is a need to make the second floor accessible by elevator. The different elevator options were then discussed as well as wet and dry sprinkler systems and their preference for a wet sprinkler system.

A motion was made by John Brandt to return the funding hearings to the order stated on the agenda. Tony Dias seconded the motion. Result: Motion passed unanimously.

## 4. Maritime Museum at Battleship Cove HVAC System

The project was presented by Cristoff Shay, CFO; Elizabeth York, Director of Collections and Steve Ponte, Director of Facilities. Mr. Shay indicated that the museum building dates back to the 1800s. The proper temperature for storage of artifacts is 68 degrees, the present temperature for the items in storage is in the 80's. They are requesting a new HVAC system as items can't be stored fully without the new HVAC. Tony asked about the design of the system. Steve Ponte indicated that he did talk about what it would look like with contractors as it is a museum. He indicated also that he contacted different HVAC companies and most recommended GM Refrigeration do to the size of the project. The applicant was also questioned as to whether it applied for other funding and the Board was told that they had applied to the Smith Foundation one il

## 5. CFC Children's Home- 427 Robeson Street

No one was present from CFC. They are requesting funds to repair the front porch. The Board indicated that restoration on the porch should include relocation of the handicap ramp. Tony wants the original color for the trim of the entire building. The Board discussed that the applicant does not have to be present and the applicant can still submit additional information and it can still clarify its request.

## 6. Eagle Event Center ADA Compliance Project

The project was presented by Gerry Donovan and his son Christopher Donovan. They indicated that Mike Keane of Civitects, P.C. will do the drawings. Jim questioned why they did not have Mike speak as other presenters tonight had. Gerry Donovan questioned the expenditure without knowing if project will receive funding. Gerry indicated the plan calls for a Genesis elevator lift with a 750 lbs. capacity. The plan also calls for a handicap accessible bathroom, brides' room, storage space and upgrading the roof system. Tony indicated that he was disappointed with the application. Tony stated that he preferred a 1500 to 3500 pound capacity elevator. Tony felt that the project needs a licensed architect, not a draftsman. The location of the elevator was also discussed and the Donovans indicated that the back was more convenient due to the parking lot and other factors. Tony reiterated the need for an architect on the project and explained the costs.

## **ADJOURN:**

A motion to adjourn was made by John Brandt and seconded by Kristen Cantara Oliveira.. The motion passes unanimously. Meeting ended at 7:16 p.m.