

COMMUNITY PRESERVATION COMMITTEE MEETING
MINUTES: May 9, 2018
Government Center Atrium

1. OPEN MEETING LAW

Chairman, Kenneth Pacheco read the Open Meeting Law Advisement.

2. CALL TO ORDER/ROLL CALL

Ken Pacheco, Chairman, James Souza/Vice-Chair, Antone Dias, John Francoeur, Clerk, Kristen Cantara-Oliveira, Charles Moniz*, present.

*(Mr. Moniz arrived at 7:17 pm)

MEMBERS ABSENT:

Victor Farias

3. ACCEPTANCE OF PRIOR MEETING MINUTES DATED:

A. May 3, 2018

A motion was made by Jim Souza to accept the minutes of the meeting for May 3, 2018. The Motion was seconded John Brandt. Result: The motion passed unanimously.

4. CITIZEN INPUT:

None.

5. DELIBERATION ON FY19 PROJECTS:

1. Stanley Street Fire Station:

Ken Pacheco indicated that Fire Chief Lynch is withdrawing the request for funding for roof replacement. The Chief said the department is no longer interested in the grant and will instead patch the roof.

2. Lafayette-Durfee House HP:

The applicant is seeking \$186,000.00 in funding for further renovations. Jim Souza indicated that he likes the project, that the applicant has done what has been asked of him, he likes the historical nature of the project and believes it will add to tourism in the city.

A motion was made by Jim Souza to fund the full \$186,000.00 request. John Brandt seconded the motion. Result: The motion passed unanimously.

3. Anawan No. 6 HP:

Applicant is seeking \$172,935.00 in funding. Tony Dias indicated that there has been a lot of good work with the renovation. Tony stated that the repointing of the brick work is nice. Jim Souza stated that this project is good for tourism and the economy of the city. Tony Dias made a motion to fund the project in the amount requested of \$172,935. The motion was seconded by Jim Souza. Result: The Motion passed unanimously. Ken indicated that he gave this project a 3 on his scoresheet. He stated that he is not pleased with this architect. (Vetrone)

4. Central Fire Station HP:

Applicant is seeking \$239,000 for roof repairs. Jim Souza indicated that the roof replacement costs is \$187k and the skylights are an additional \$49k. Jim recommended funding the \$239k for roof and skylight repairs. Motion to fund was made by Jim Souza. The motion was seconded by John Brandt. Result: The motion passed unanimously.

5. Little Theatre of Fall River HP:

The applicant seeks \$95,937.00 in funding. Jim Souza stated that the organization has been in the community for years, they have used their own money to stabilize the building. Jim Souza made a motion to fund the project in the amount of \$95,937.00. The motion was seconded by Kristen Cantara-Oliveira. Result: The motion passed unanimously.

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6. Private Joseph Francis Green HP:

The applicant seeks \$13,000 to improve the Green. John Brandt indicated that the project will beautify the Green. John Brandt made a motion to fund the \$13,000. The motion was seconded by Kristen Cantara-Oliveira. Result: The motion passed unanimously.

7. Elks Lodge HP:

The applicant seeks \$150k for repairs and renovation. Tony Dias indicated that he voted against this project due to the \$50k last year for the 10 windows on the third floor, he believes that only 3 windows were done and that the work is not complete. John Brandt indicated that the work is done but that the architect, Vetrone is not cooperating. Tony stated that it should have been 10 arched windows. Jim agrees that it should be 10 arched windows and the receipt from the applicant talks about other repairs, other things then 10 arched windows. Jim stated that he doesn't see that the first project is complete. Discussion was had as to whether arched windows were specified. Application says 10 arched windows. Ken Pacheco says "10 windows, no location." Jim stated that funds

need to go where allocated. Also, Jim doesn't like the email paper trail and last-minute submissions. John Brandt stated that this year's application had everything in it, it was last year's that was incomplete. A discussion was had regarding the address of the applicant's contractor. Mention was made that Hanover has a new architect. Jim thinks that Hanover should come back next year instead.

John Brandt made a motion to fund the project. The motion was seconded by John Francoeur. Result: John Brandt, John Francoeur and Ken Pacheco in favor. Tony Dias, Jim Souza and Kristen Cantara-Oliveira opposed. Tie. The chairman indicated that it is the first time this has happened. Needs to do research. John Brandt indicated that two members who were in favor of it on their score sheets were absent tonight.

8. Lower Kennedy Park Wall HP:

The applicant seeks \$30k. Jim Souza indicated that there was a major collapse of the wall on the park grounds. Jim made a motion to fund the \$30k request. The motion was seconded by Kristen Cantara-Oliveira. Result: The Motion passed unanimously.

9. Bio Reserve 1 OP/830k

Ken Pacheco recommended the project for bonding at \$78k. Jim commented that he and Mike Labossierre went on a big walk. Jim made a motion to bond the project at 10 years for \$78k for 10 years. The motion was seconded by Kristen Cantara-Oliveira. Jim said he was glad to see the preservation of the land. Tony felt that the space should be more available to the public. Result: The motion passed unanimously.

10. Academica Project HP:

Ken amended request from \$350k to \$250k. Ken indicated that the \$250 would be for the elevator and that if it costs more, they can fund it themselves. Tony Dias made a motion to fund the project in the amount of \$250k. The motion was seconded by John Brandt. Result: Five board members in favor with Jim Souza opposing. (5-1)

11. Eagle Event Center HP:

The applicant is seeking \$94,000.00. Tony Dias indicated that he received the letter from the applicant and he is not accepting it. The letter indicates the applicant is seeking reconsideration of it's proposal. It indicates that they are seeking funding for the roof which is in disarray. Now seeking \$30k for roof and \$50k for architectural review. Tony not accepting letter. Tony is in favor of the original amended application. Ken made a motion to fund \$80k: \$30k for the roof and \$50k for the architectural study. The motion was seconded by John Brandt. Jim indicated that he is not in favor of funding privately owned projects and he has heard complaints from the public about this issue. Result: Four board members in favor and two opposed; motion carries.

12. Niagra Neighborhood Bike Path Study OS:

The applicant seeks \$45 for the study. Tony indicated that the project has two components: 1. A new bike path for the Niagra Neighborhood. Tony doesn't like this as this too many intersections, therefore, Tony not in favor of it. 2. The South Watuppa portion of the path which tony does like. Jim agreed with Tony indicating that there are too many intersections, etc. Tony made a motion to fund \$45k for the South Watuppa portion of the bike path study. The motion was seconded by Jim Souza. Result: Five in favor and John Brandt opposed. Motion carries.

13. Cultural Center Roof HP:

Applicant is seeking \$481,900.00 for roof repair. Tony indicated that the wood decking could be removed and just have ½ inch protection to make numbers work. Discussion was had regarding the ballroom roof and the kitchen roof and the cost of same. Ken suggested that \$159,000 is the balance of what the Board has left and that this would cover the ballroom and kitchen roofs. Ken Pacheco made a motion to fund the project in the amount of \$159,000. The motion was seconded by Tony Dias. Result: The motion was approved unanimously.

Ken then indicated that this just got the Board to the funding total. John Brandt then suggested that the Board should revisit the Elks project and Charles Moniz had now joined the meeting. Ken noted that there is no money left. At this time, Jim made a motion to revisit the Elks Lodge project. The motion was seconded by John Brandt. Result: The motion was approved unanimously. The Elks project seeks \$150k. John Brandt made a motion to fund the project. The motion was seconded by Charles Moniz. Result: Four in favor and three opposed. (Tony, Jim & Kristen opposed)

Ken said we need to go back to the Cultural Center project as only \$10,650.00 remains. A motion was made by John Brandt to remove funding for the Cultural Center project. The motion was seconded by Jim Souza. Result: The motion passed unanimously.

Ken then addressed the agenda for the June Meeting:

- Working group coverage;
- Citizen input;
- Conversation on intern;
- Conversation on deed restrictions;
- Eligibility for funding;
- Update and review of contracts;
- Project updates from Sandy;

Tony stated that we were able to fund eleven projects and that the CPC provides one to two million dollars per year to this city. A discussion then occurred on the best date for the next meeting. Sandy to advise whether May 16, 17 or 21 would work with the City Council schedule.

A motion to adjourn was made by Tony Dias at 7:38 pm. The motion was seconded by Ken Pacheco. Result: the motion passed unanimously.