

**COMMUNITY PRESERVATION COMMITTEE
MINUTES
January 13, 2022, 4:30 p.m.**

An online meeting of the Community Preservation Committee (CPC) was held via Zoom beginning at 4.30pm on January 13, 2022. Real-time public access was provided by Orleans Channel 18 on the Town website and cable television.

Attending the meeting from the CPC were: Walter North (Chair), Barry Alper (Vice Chair), Sue Christie, Joan Francolini, Kevin Galligan, John Lipman, Charles Ellis, Stephanie Gaskill. Chet Crabtree joined the meeting shortly after it began. Sue Christie joined the meeting at 4:58pm

Call to Order: The Chair called the meeting to order at 4.32

Public Comment: Alan McClennen from the Community Building Restoration Task Force addressed concerns raised by members of the Historic Commission and others regarding the Old Firehouse. He noted the Task Force would meet with the Historic Commission on January 26 to discuss the historic property and to arrange a tour of the building. This is to ensure the proposed 4th level rehabilitation meets designated standards.

Presentation and consideration of selected FY 2023 Project Applications

- Community Dev. Partnership – Lower Cape Housing Institute: CPC Liaison Alper introduced Ms. Andrea Aldana, Director of Housing Advocacy, CDP, who spoke about the Lower Cape Housing Institute workshops. She indicated the funding requested would be for workshops like those covered by CPC grants in the past. Workshops and the Peer Group Meeting would be remote, but she hoped Covid would improve to allow some in-person workshops. She said CDP now had workshops on YouTube and was incorporating housing advocacy into the program but not in the funding request. She observed that the Town of Orleans had a high rate of participation in the workshops and many return attendees. She mentioned the CDP will be presenting an Orleans Housing 101 session on Feb.1, 2022 and invited members of CPC to attend.
- Historical Commission – Historic District Documentation and Historic District Survey Plan (CPC Liaison Christie) and Historical Commission – Historic District Consultant (CPC Liaison Ellis): Mr. North introduced Historic Commission chair Mr. Ron Petersen to the meeting to speak to all three grant applications. Mr. Petersen said the application for the Consultant was withdrawn because of the vote at the CPC meeting on December 2, 2021 to reframe the previous consultant grant which made the new application unnecessary. He explained the need to update the existing Historic District Documentation for the Main Street section of East Orleans with documentation of the forty-seven properties previous identified and some that need to be added. Most of these are well-preserved properties which should be photographed and documented to bring the record up-to-date. The Survey Plan for the rest of the town needs to be updated with a change in criteria since it was last done in the 1970s. Previously, buildings predating 1920 were included in the survey. This is to be updated to include structures that are at least 50 years old.

Mr. Petersen was asked about the proposed affordable housing at 107 Main Street because it falls in the area being considered as a Historic District in East Orleans. Mr. Petersen shared the history of the site and indicated the Historic Commission had some input in the project so far. He said he felt their opinion was being taken seriously.

- Bike & Pedestrian Committee - Overland Way Shared Use Path: CPC Liaison Gaskill introduced Alice Van Oot from the Bike & Pedestrian Committee who spoke about the application which evolved from previous design work funded with a grant from the CPC. The proposed Shared Use Path would provide paved access to recreational opportunities for a section of Orleans (south and west). Members of the community around Baker's Pond and Overland Way have extremely limited bike and pedestrian access to the town and this project would help remediate that. Ms. Van Oot said the project helps meet some of the goals of the Town around healthy living, transportation, reduction of the use of gas-powered vehicles as well as recreation. DPW Director Mr. Daley assured the committee that he felt "comfortable" with the project budget in the current financial environment. Mr. North sought some clarification of alternate sources of funding for a safe crossing and Ms. Van Oot reviewed some of the possible ways to install sidewalks and crossings.
- Bike & Ped/Traffic- Hardwired Bike Crossing Signal: CPC Liaison Gaskill spoke about the grant application. She explained the need to improve the safety signals for a safe crossing at the very busy bike path and pedestrian crossing at Old Colony Way. Mr. Daly noted electricity was already at the site and a new meter would not be required for the hardwired signage. Excavation would likely be minimal.

Review Town Counsel's memo of Jan 13, 2022, alternate calendar of meetings and hearing date.

Mr. North summarized some of the findings of Town Counsel as outlined in his memo which was made available very shortly before the meeting. He said he had sought clarification on some matters from Town Counsel and was awaiting feedback. This included the need for "further review" of bonding for Affordable Housing Trust Board, clarification regarding the amount of the NW Schoolhouse roof request and the method of funding the HAC grant application for 107 Main Street.

No opinion had been issued yet for four grant applications (Old Firehouse Restoration, Eldredge Recreation Master Plan, Senior Center Garden Walkway Renovation, and the Putnam Farm Restoration). A further memo is expected from Town Counsel later in January.

Nearly all the applications reviewed in the Town Counsel memo were considered appropriate for CPC funding although in some cases restrictions, grant agreements or preservation agreements may be needed. Mr. Galligan sought assurance these types of agreements were available or fairly easy execute. Mr. North said they had been done in the past and were relatively "standard."

It was confirmed that, as a public document, the memo from Town Counsel (Review of CPA Applications (FY 2023 Funding) dated January 13, 2022) could be shared by project liaisons with grant applicants or other interested parties.

Mr. North drew the committee's attention to a change made earlier in the day to the Open Space Cedar Pond Parcel grant application.

Mr. Alper noted that there is still a need to investigate and discuss the committee's position regarding Bonding. Mr. North said he was waiting for the availability of some of the tools offered through the Community Preservation Coalition's Bonding 101 course and possibly some information or input from Ms. Doane and Mr. Walker. Mr. North hopes the subject of bonding can be included on January 20, 2022 meeting agenda. Ms. Francolini expressed the desire to be present for this subject.

It was confirmed there will be a Public Hearing scheduled for February 10, 2022 at 4.30pm. Notifications on the website, in the press and via town email blast will be done two weeks prior to the hearing date.

Minutes to be Approved: January 6, 2022

Motion to approve the minutes of the CPC meeting on January 6, 2022 was made by Mr. Alper. Ms. Christie seconded the motion. Vote by roll call. The motion passed: 8-0-0.

Adjourn

Mr. Galligan made a motion to adjourn the meeting. Mr. Alper seconded the motion. Vote by roll call. The motion passed: 8-0-0

Meeting adjourned at 5.35pm

*Respectfully submitted,
Jennifer Fountain*