

~~Draft~~

Minutes Community Preservation Committee
Town of West Boylston
August 27, 2019

Present: Steve Blake, Brenda Bowman, Patrick Crowley,
Beverly Goodale, Patricia Halpin, Sarah Miles, Christopher
Rucho, Vincent Vignaly

Chair Patrick Crowley opened the meeting at 6:01.

Minutes of August 22, 2018 were reviewed. Vote to
approved minutes moved by Steve Blake, seconded by
Beverly Goodale.

Vote: approved Blake, Halpin, Crowley, Rucho, Goodale
Abstained: Bowman, Miles, Vignaly

Discussion ensued regarding the Organization of the
Committee.

Patrick Crowley nominated for Chair by Steve Blake and
seconded by Chris Rucho. Vote: unanimous.

Sarah Miles nominated for Vice Chair by Vincent Vignaly
and seconded by Chris Rucho. Vote: unanimous

Patricia Halpin nominated for Clerk/secretary by Brenda
Bowman and seconded by Chris Rucho. Vote: unanimous.

It was moved by Vincent Vignaly and seconded by Chris
Rucho to authorize the following signatures on CPC bills;
Patrick Crowley and in his absence, Bill Chase. All bills for
grants that have been approved by Town Meeting will
require only one signature. Vote: unanimous

1. Rebuilding the Chimney on Historical Portion of Library

Submitted by Anna Shaw director of the Beaman Library and its Board of Trustees with supporting letter from Beverly Goodale of the Historical Commission. The mortar on the chimney is crumbling and if nothing is done the chimney and capstone will fall off the building. The chimney is on the historic part of the building but is not used and not connected to anything inside the building. As it is an historic piece of the building and the Library is on the National Register of Historic places, the Trustees would prefer to repair the chimney and replace the marble capstone rather than remove it.

Discussion revealed conceptual agreement with the proposal but questions raised as to procedure , specifically, were other bids received and why request was for \$15,570 when figure of \$16,000 entered as well. Anna Shaw will be invited to next meeting to clarify these issues.

2. Painting Historical Portion of Library Exterior

Proposal indicated extensive work to repair window sashes, window frames and sills which given lead painted surfaces can not be done by power sanding. Prevailing wage must be used.

Questions emerged as to whether rfp was distributed according to state bid laws. Are these windows original to building? Photos would be helpful
Anna Shaw will be invited to next meeting.

3. Cemetery Chapel Repointing

Submitted by Kevin McKee of Mount Vernon Cemetery

Request: \$53,000

Letter of support from the West Boylston Historical Commission.

The grants would address the issues of decay caused by extensive deterioration of mortar on the historic building of Holbrook Chapel thus preserving this historic building. The work would proceed in 2 phases. Questions arose as to the process followed in the request for quotes. Kevin McKee will be invited to next meeting to clarify issues.

Moved by Steve Blake and seconded by Sarah Miles, to approve the application with the amended statement "not to exceed \$30,000"

Vote: yes: Blake, Crowley, Bowman, Halpin, Miles, Rucho, Vignaly

No: Goodale; who wholeheartedly supports the project but does not support the concept that 3 bids must be submitted with the application. It is up to the applicant to do the research for the cost of the project, submit request and then get three quotes for doing the work and unless good reason take the lowest qualified bid.

4. Blueberry Hill Parking

Submitted by Vincent Vignaly of Open Space Implementation Committee and Conservation Commission

Request: \$12,000

In consultation with Greater Worcester Land Trust, the above committees have been working to provide safe access to town owned property . Proposal includes clearing and grading an area to provide gravel parking

area for 6-8 cars and the driveway to safely access Goodale Street as well as installation of a culvert to cross an existing ditch on the property.

Motion to approve application : Moved by Steve Blake and seconded by Beverly Goodale to approve a grant of \$18,000 from undesignated funds
Vote: unanimous.

Follow up discussion requested that research be done to find purchase and sale agreement which indicated the town paid the GWLT \$10,000 to survey the property and provide signage that CPA funds paid for purchase.

5. Addressing the community Housing needs of West Boylston.

Submitted by Affordable Housing Trust

Presented by Patricia Halpin

Request for \$25,000 for affordable housing to the Trust to be used as needed for services needed to create affordable housing and preserve and monitor existing affordable housing.

Motion to approve application: Moved by Steve Blake and seconded by Vincent Vignaly to approve grant of \$25,000. Vote: unanimous

Procedural issues:

Revision of Grant application : Review of grant applications prompted a lengthy discussion as to what information needs to be included in application. Sarah Miles recommended that the application be reviewed and amended to include request for quotes. There was general agreement to this request and Chairman Crowley said it will be a future agenda item.

Additionally it was decided that all future submissions be presented in person by representative of submitting agency in order that questions can be answered.

The nesxt meeting of the CPC will be September 19 at 6 pm.

There being no further business the meeting was adjourned at 7:50 pm

Respectfully submitted,

Patricia Halpin, clerk