



## **Community Preservation Committee Meeting Minutes June 13, 2023**

### **1. Call to Order**

Meeting called to order at 7:00 p.m. by Chair M. Justin Barrett, Jr. This meeting was held via Zoom.

### **2. Roll Call**

**Present:** Chair M. Justin Barrett, Jr., Clerk Dan Melnechuk, Bill Doyle, Bob LeBlanc, Loretta McClary, Amanda Thibodeau, Sean Wilson

**Absent:** Vice Chair Erika Oliver Jerram, Tom Creonte

### **3. Meeting Minutes**

Motion made by Ms. McClary to approve the meeting minutes of May 9, 2023, seconded by Mr. LeBlanc. All in favor. Motion passed.

### **4. New Business**

#### **A. Public Meeting**

##### **1. American Legion Handicap Ramp Application**

Keith Weeks, American Legion, stated that the handicap ramp is no longer up to code. They need to add 8 feet to the bottom of the ramp and the entire ramp needs to be renovated.

Mr. Barrett mentioned a few organizations that utilize the ramp to access the hall.

Mr. Melnechuk stated that there are 80 projects across Massachusetts listed in the statewide Community Preservation database that have historic ADA ramp projects. He asked for confirmation that the building has been deemed historic. Mr. Barrett responded that it had been a school that was built in 1912. His only concern is that only one quote was obtained.

Mr. Barrett replied that time is of the essence because the Building Dept. cited them and the ramp needs to be brought up to code. Mr. Barrett looked at the ramp and he would estimate the costs to be \$50k – \$75k. The amount being requested based on the estimate they received is roughly \$30,000. Mr. Barrett opened up comments from the public. Councilor John McLaughlin spoke in favor of the project.

Motion made by Mr. Melnechuk to approve funding of \$32,575, seconded by Mr. Doyle.

Discussion of the motion: Mr. LeBlanc commented that it's always a good idea to get a second quote. He feels the price is fair, but there should be a second quote. All in favor of the motion. Motion passed.

## **2. Sons of Italy HVAC System Replacement Application**

David Marcou, Sons of Italy, stated that they need to replace the HVAC system. Some of it is original since 1952. They received two quotes and are requesting \$109,010. Mr. Melnechuk noted that he likes to look at the Community Preservation database for the state and there are quite a number of HVAC projects for historic buildings to help keep them in shape.

Mr. LeBlanc asked Mr. Marcou if he feels the quotes received are comparable in scope.

Mr. Marcou replied that he does. Mr. Barrett suggested the amount requested be \$100,000 with a 10% contingency, rather than 20%. Mr. Marcou would like to keep the 20% contingency because the original system is super old – 70 years old – and there may be unforeseen issues. Mr. Barrett opened up comments from the public. Councilor John McLaughlin spoke in support of the project.

Motion made by Mr. LeBlanc to recommend to City Council the approval of \$109,010 for the HVAC system replacement. Motion seconded by Ms. Thibodeau. All in favor. Motion passed.

## **5. Old Business**

**A. Hardy Pond Conservation Area Project:** Mr. Melnechuk noted that he is working with people and the goal is to have something for everyone to look at for the next meeting in the fall with a plan of how to move forward.

### **B. Proposed Changes to CPC Rules**

Mr. Melnechuk should have an update at the next meeting.

## **6. Announcements/Correspondence**

A. Next meeting: September 19, 2023

B. Mr. Barrett stated that he recently saw the mayor and she is working on the Conservation Restrictions.

C. Mr. Melnechuk commented that from the last meeting, one of the attendees, Tom Benavides, asked about the (CPC) application having control of a property. He sent an e-mail to Stuart at the Community Preservation Coalition to confirm this. Mr. Barrett has been in contact with Mr. Benavides.

D. Mr. Melnechuk asked if the at-large CPC members are being re-appointed. Mr. Barrett asked if the members no longer want to continue. He will reach out to Ms. Oliver Jerram who was not in attendance at this meeting.

## **7. Adjourn**

Motion made by Mr. Doyle to adjourn, seconded by Ms. McClary. All in favor. Motion passed. Meeting adjourned at 7:24 p.m.