

**Community Preservation Committee**  
**Minutes**  
**3/7/23, 7:00 PM**  
**Town Hall and Remote Teams Meeting**

**Members Present:** Mike Ammendolia, Dan Byer, Peter Denton, Michael Goddard, Barry Iadarola and Anne Mazar. **Others Present:** Kathy Schofield (Historic Commission).

The meeting started at 7:00 PM with committee member and guest Introductions.

**Mike A. made a motion to accept the 2/7/23 minutes, Barry seconded the motion and it was unanimously approved.**

The Annual Town Meeting warrant articles were discussed. Dollar amounts and confirmation of ATM warrant articles would be voted on at the next CPC meeting.

Kathy said that the Mendon Historical Commission was requesting funds in the amount of 115,807.59 plus 57,903.80 for a total of \$173,711.39 from CPA Historic to pay for the stabilization and work towards adaptive re-use of the c. 1820 Seth Hastings Law Office located at 13 Main Street also known as the Records Room. The Historical Commission is submitting an MPPF Grant application to fund 50% of the total sum (\$231,615.18) that was provided to us by Armando M. Pereira AIA of CDBS Designs West Wareham, MA. The 50% balance of the funding for this project is being requested from CPA Historic along with a 25% cash flow as is outlined in the grant process. This 25% is used as a reserve in the event that Mass Historic is unable to process payment in a timely manner and that amount will be returned to the CPA Historic Account at the end of the project. The requested amount will go towards the following projects:

- Repointing the foundation
- Installing a French drain under the required concrete slab in the basement
- Support columns and footings needed to stabilize the floor structure on the first floor
- Remove existing floor and store while subfloor is replaced
- Replace deteriorating subfloor
- Flooring reinstalled and compromised floor boards replaced with in-kind material
- Construct a 10x10' handicap accessible bathroom addition at the rear left of the building
- Excavate and install a foundation to this addition and relocate existing bulkhead and basement access
- Addition will be wood framed and sided with clapboard, roofing material will match existing and gutters and downspouts installed
- Interior insulated and finish work done with new in-kind window in bathroom
- Install plumbing pipework for future connection
- Install an earthen ADA ramp on the front entrance of the building accessed by a paved pathway from the rear which will have a parking spot
- Install heating and air conditioning system in the attic space to replace the existing system

What is not included in this quote:

- Well or well access
- Tight tank
- Plumbing fixtures

Mike A. said he wanted to look at the building to see what was needed. Kathy will arrange a time to show Mike A. the building. **The committee agreed that the Records Room restoration request should be put on the ATM warrant.**

Kathy said that the Historical Commission did not have all the information to put an article on the ATM warrant for the replacement of the windows on the town hall and Anne said that Kim also did not think that she would be ready to submit an article for ADA improvements made on the town hall. Mike A. said he thought the items should still be put on the warrant and could be passed over to let people know that these are items that the CPC supports. **The committee agreed to put a placeholder article for now on the ATM warrant.**

**The committee agreed to put on the ATM warrant \$8,360 to fund half of a two-year position of the part-time Affordable Housing Coordinator for FY24.**

**The committee agreed to put on the ATM potential funding from the CPA Affordable Housing Account for the 52 Providence Street affordable housing project if an applicant that was desirable to the town was selected.**

**The committee agreed to put on the ATM warrant the new police station debt and the division of the CPA funds:** To see if the Town will transfer a sum of money from the Community Preservation Accounts to fund the FY24 Police Station Debt Exclusion; or act or do anything in relation thereto. **(\$133,306)** and To see if the Town will set aside for later spending from the FY24 Community Preservation Revenues (10%) for open space; (10%) for historic preservation; (10%) for Affordable Housing, (65%) Budgeted Reserve and (5%) for administration; or act or do anything in relation thereto. \$766,605 is the amount to be divided (\$419,289 Levy + \$272,523 MA CPA Trust Fund + \$74,793 MA Budget Surplus = \$766,605.)

Dan requested \$45,000 of CPA funds for **baseball field lights, with Youth Softball contributing at least \$15,000 and funding from a MA PARC Grant.** His motion was, To see if the Town will vote to transfer a sum of funds from Community Preservation Accounts to fund the costs to install field lights on Pezzella and Lowell fields, in Memorial Park, 29 Millville Rd, which is dedicated to active recreational purposes under M.G.L. Chapter 45, Section 3, and to authorize the Select Board to file on behalf of the Town of Mendon any and all grants deemed necessary under the Urban Self-Help Act (301 CMR 5.00) and the Town of Mendon be authorized to enter into all agreements and execute any and all instruments as may be necessary to behalf of the town to affect said project; or act or do anything in relation thereto. Mike A. and Peter asked Dan to make sure the electrical load from National Grid was sufficient at that location. Dan will check into this. **The committee agreed that the baseball field lights request should be put on the ATM warrant.**

**At 7:42 PM Barry made a motion to go into executive session to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may**

**have a detrimental effect on the negotiating position of the public body, it was seconded by Mike A. and by roll call vote it was unanimously approved. At 8:20 PM Barry made a motion to leave the executive session, Peter seconded the motion and by roll call vote it was unanimously approved.**

**At 8:21 pm Mike A. made a motion to adjourn at 8:00 pm, Barry seconded the motion and it was unanimously approved.**

Submitted by Anne Mazar