

Community Preservation Committee

March 16, 2009

PRESENT MEMBERS: Mr. Bulman, Ms. Ivas, Mr. Limbacher, Mr. Leavitt, Mr. McKain, Mr. Scott, Mr. Trafton, and Mr. Snow (arrived late)

OTHERS: Mr. Ball, Ms. Miessner, Ms. Martell, Mr. Sharry

CALL TO ORDER – 7:00 P.M.

I Agenda –

MOTION by Mr. Limbacher, SECOND by Ms. Ivas and UNANIMOUSLY VOTED 7-0 to accept the agenda as submitted.

II General Business

1. Little Red School House – Mr. Ball, Ms. Miessner, and Ms. Martell; Mr. Ball gave an update on the progress made to date on the Little Red School House. He went on to explain that the estimate for the sprinkler system was grossly under stated. The \$42,000 was based on a couple of estimates the Historical Society had received from sprinkler installation companies. However the cost did not include bringing in the water line from the street, electrical, plumbing and carpentry work, etc. What the Historical Society would like to do is make a modification to their original application. Instead of spending the \$42,000 on the sprinkler system they would like to make changes to the interior layout of the building that would improve the accessibility of documents, records and artifacts to the general public as well as addressing safety issues in the preservation of the artifacts. Ms. Martell explained to the members the changes she envisioned.

Mr. Bulman cautioned Ms. Martell that CPC funds can be used for protecting and preserving the artifacts, however better access to the artifacts is not necessarily the same.

Mr. Ball explained that a lot of the more important artifacts are located in the archive room in the basement. Immediately, people realize that the basement isn't a good spot for documents. The historical society would like move as many of them as possible and relocated them upstairs. The original application called for protecting the artifacts with a sprinkler system. In the opinion of the historical society they are still protecting and preserving the artifacts they are just going about it in a different way, and the spinoff is that the documents would become more accessible in the process.

Mr. Scott feels that giving the volunteers more visual access to the different areas of the building also provides another form of protection and doesn't have a problem with the request.

Mr. Snow is in favor of the new proposal.

Ms. Ivas feels providing better access also provides better protection because it's easier to keep track of things.

Mr. Leavitt reminded the committee members that the Little Red School House houses priceless artifacts and the fundamental purpose of the whole project is to better store and better protects them.

Mr. Limbacher's concern is that the handicap accessible ramp door isn't visible now was he was questioning the security of that. Mr. Ball explained that with the new design the

volunteers will be in the center of the building and anyone leaving would have to go by that desk.

Mr. McKain wanted to know if there was a backdoor emergency alarm.

MOTION Mr. Bulman that Historical Society be allowed to use the \$42,000 not need for the fire protection system for qualified expenditures to protect and preserve the Little Red Schoolhouse and the historic artifacts within the school house.

SECOND Mr. Leavitt and UNANIMOUSLY VOTED 8-0

2. Affordable Housing Trust – They are not coming in to ask for a reduction in their funding request. There was some discussion as to who the Affordable Housing Trust members are as well as how the Trust would operate, and what government bodies, if any, would govern it.
3. Open Forum – There were no residents present for questions.
4. Ms. Lydon from PATH did not come in to address the members; she will give an update at a future meeting. There was discussion among the members regarding the current status of the project, what the standards are, how other towns have built their path's, etc.
5. There was discussion about the Hennessey Proposal, will the applicants accept our price based on the appraisal, how long do they have to file a conservation restriction, is a purchase and sales necessary.

MOTION by Mr. Scott that the Chairman of the Community Preservation Committee draw up a purchase and sales agreement for \$355,200 for 20.6 acres and have the Hennessey's sign it prior to Town Meeting, SECOND, by Ms. Ivas and UNANIMOUSLY VOTED 8-0

6. Mr. Bulman is in the final phase of editing the conservation easement for the Litchfield property. He has reviewed the other properties purchased and is using the same form. Mr. Bulman would like a committee member to assemble the book and page number of all properties owned by the Town that should have a conservation restriction on them so he can move forward with filing the restrictions. This protects the interests of the CPC should the Town ever sell these properties.

ADJOURNMENT – 8:19 P.M.

MOTION by Mr. Limbacher , SECOND by Mr. Leavitt and UNANIMOUSLY VOTED 8-0 to adjourn the meeting.

Respectfully Submitted,

Karen S. Crowell