

## COMMUNITY PRESERVATION COMMITTEE MEETING

August 3, 2023 Plymouth Town Hall 1820 Court Room 5pm In Person and via Zoom

Members present in person: Chair Bill Keohan, Karen Buechs, Betty Cavacco, Allen Hemberger, John Mahoney and Russ Shirley. Via Zoom: Randy Parker and Brigitte Kuehn joined at 5:20 pm. Absent: Bill Fornaciari, new liaison from the Historic Commission replacing Mike Tubin.

The agenda was approved.

### Public Comment

Steve Lydon, Pct. 17 Town Meeting Rep. spoke. Unable to hear his comments.

### Fall Town Meeting Warrant Deadline August 11 at noon.

*Article 9A Recreation: Reduce Borrowing Authorization Stephens Field:* CPC looking to get authorization for borrowing 2 million. The bids were due July 27<sup>th</sup> but were extended until Monday, August 7<sup>th</sup>. The engineering firm of Beals & Thomas needs to provide some clarifications to their plans to the bidding firms.

After 5 minutes of technical difficulties the meeting continued.

**Pilgrim Hall Roof Replacement:** (The article is not numbered yet, to be determined if the application is approved tonight.)

In the gallery about 40 people were in attendance to support this article.

Speakers in Support:

Peter Brown, President of the Pilgrim Society, explained that the project for the roof is estimated to be 6.4 million. The Society is requesting 3.2 million to complete the first phase of the project. He has letters of support from the Chamber of Commerce, Plymouth Economic Development and the Mayflower Society.

David Peck, Trustee of Pilgrim Society and Chair of the Building Committee and retired architect described the 199 year old roof. They have been doing maintenance continually but the roof has failed. There is leakage from wall and roof.

Lynne Spencer of Spencer Preservation: Ms. Spencer stated that the Society had applied to the CPC in 2022 when it was tabled by the CPC. The new application is a much more detailed plan for the roof design. The roof tiles are dark slate and will be replaced with the same shade of slate. The updated request reflects inflation. This roof shelters the main gallery of the museum. The original slate is over 100 years old. The slate will be from Vermont. The roof was inspected by her team and by roofers using a lift. The skylight was introduced in 1920 for lighting because the windows had been walled up. The skylight has been covered for over 50 years and has begun to fail. New LAM lighting will be used for the protection and preservation

of the museum collection. The newly restored library ceiling is also in danger. If the article is passed by Town Meeting this fall, the bids will go out. There was a slide presentation.

Donna Curtin, Director of the Pilgrim Hall Museum thanked the CPC for their support over the last 20 years. The three CPC awards received.

2005 - \$250,000 for HVAC (climate control/accessibility)

2006 - \$190,000 for handicap accessible modification

2016 - \$125,000 (Library restoration, ceiling/masonry/floors)

Total: \$565,000

Pilgrim Hall has an irreplaceable collection worth hundreds of millions of dollars. Before the roof project can even begin many of the items will have to be removed. This will require the assistance of art specialist and professional conservationists. Pilgrim Hall is in the process of raising 5.2 million matching funds.

CPC discussion of the article:

Cavacco was concerned that a 15% contingency might not be enough with inflation. She felt it was better to have enough funds for the project. Lynne Spencer explained that she did include a 20% contingency for escalation. David Peck said there is a 20% Project Design contingency and a 20% Construction contingency.

Buechs asked if Curtin had gone after Covid money. Curtin said the money she was eligible for was the Payroll Protection Program and some Humanity Grants. Pilgrim Hall was not eligible for ARPA funds because they do not have a theater. Buechs said she was concerned about the 3.2 million request with so many other worthy applications before the CPC. Buechs questioned Curtin about the compliance with the necessary restrictions. Curtin explained that the restrictions were recorded at the Registry of Deeds 7/24/2007. The Restriction Deed is for perpetuity. Curtin further explained that a new restriction is only required if The Society were purchasing a building or property.

Mahoney said he will support the project and felt that Pilgrim Hall was to Plymouth as the Isabella Gardner Museum is to Boston. He said that Lynne Barrett, Finance Director, has approved the project. She is on vacation, so unable to attend the meeting to explain the financing plan.

Kuehn thanked Curtin for explaining why lighting and HVAC are part of preservation.

Shirley was in full support of the project.

Keohan said he would rely on the guidance of the Finance Department for the funding of the project.

Keohan reminded the committee that over \$700,000 is tied up in the Foundry/Safe Harbor project. Since Safe Harbor did not get permits to build to 45 feet it will probably demolish the entire structure and the \$700,000 plus will be returned to the CPC account.

The Pilgrim Hall project will be partially funded by short term borrowing.

Cavacco moved to the approve 3.2 million for the Pilgrim Hall article. I could not hear who seconded.

Roll call vote - YES: Hemberger, Cavacco, Kuehn, Mahoney, Keohan, Parker and Shirley. NO: Buechs

After the article was approved the 40 people in gallery left the meeting.

**Article 9C: Reserved: Affordable Housing: Plymouth Housing Authority**

Shirley, liaison to the CPC from the Plymouth Housing Authority, gave a report on the article pertaining to Oak Street Affordable Housing project. A motion was made to recommend \$381,525 for completion of the Oak Street Project. The vote was unanimous by roll call.

An application from Town Manager Derek Brindisi was received August 2 (deadline for CPC Applications was June 29, 2023). The application was for \$154,000 to use for demolition of Hedge Pond Structures. Keohan recommended it be postponed until spring. Cavacco made a motion to recommend the amount for the project. Roll call vote - YES: Buechs, Cavacco, Mahoney, Hemberger and Parker. No: Keohan, Kuehn and Shirley.

Kuehn suggested a sub-committee investigate job descriptions for administrative assistant to the CPC. No action taken.

Cavacco suggested a sub-committee look at properties for sale for land that could be purchased for low-income housing. She supports letters to realtors from CPC regarding suitable land for low income housing. Keohan said he would put this on the next meeting's agenda.

Public Comment: Ginny Davis commented on the technical difficulties with Zoom. Keohan apologized and suggested she contact Anthony Senesi and Joe Young.

Next CPC meeting scheduled for August 24, 2023.

The meeting was adjourned at 7:29 pm.

Respectfully submitted,

Ginny Davis, LWV Observer Corps (at meeting via Zoom)

For your information: When the minutes of this meeting have been approved, they will be available at [plymouth-ma.gov](http://plymouth-ma.gov) website. Go to Agendas and Minutes, scroll down to and click Community Preservation Committee, look right and click the minutes icon.