



Community Preservation Committee

TOWN OF GROVELAND

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Groveland, Massachusetts

Town Hall

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Groveland, MA 01834

Community Preservation Committee

Meeting Minutes

January 27, 2022 at 6:30 pm

Present: Mike Dempsey, Linda Friel, Ed Watson, Jason Naves, Jim Bogiages, conducted via Zoom

Guests: Rebecca Oldham, Town Administrator and CPC Admin and Vanessa Lopez, Director Veasey Park

Motion to open meeting at 6:32 pm by Mike, second by Linda, Roll call vote – Friel Yes, Watson Yes, Naves Yes, Bogiages Yes, Dempsey Yes – Unanimous approval.

1. 2022 Proposal Presentations

- a. *Lucile's Cottage Feasibility Study* presented by Vanessa Lopez. The proposal is requesting \$18,000 in historic preservation funds. The proposal will hire an architect and artist to design plans for an artist studio in the historic building. No work will be done, this is the first phase. Funds for the rehabilitation work may be requested of the CPC in the future. A proposal was submitted in 2020 but withdrawn by the Conservation Commission due to a lack of a concrete plan for use of the building. This proposal will determine if and how the building can be used for artist space.
- b. *Veasey Park ADA Compliance Phase 3* presented by Vanessa Lopez and Mike Dempsey. The proposal is requesting \$214,000 to install a handicap lift to complete the accessibility of the main building at the Park. This will make the building completely accessible. The lift will enable access to the Great Hall level and the Pingree Hall level with a 3-stop lift. The flooring in the Great Hall will be evened out to a single level for better accessibility and to match the lift exit.
- c. *Knox Building Relocation* presented by Rebecca Oldham. The proposal is requesting \$60,000 of historic preservation funds to move this small historic building located at Shanahan Field parking lot to a more appropriate location next to Washington Hall. The building will not be moved until the current tenant moves out. The Historic Society will have better access to the building and can use it as it is currently used or any other historic purpose. We requested the moving quote/estimate and the addition of contingency funds to the budget.

- d. *Walking Trail at the Pines* presented by Rebecca Oldham. The proposal is requesting \$88,000 of recreation funds to create a new entrance to the Pines recreation area for pedestrians only which does not exist currently. It would increase safety for anyone entering the area and compliment the new dog park located beside it. It will also provide access when the Groveland Community Trail is extended down Main Street. We requested the quote/estimate for the concrete path and the addition of contingency funds to the budget.

2. Reviewed CPC finances

The Spending Plan detailed the current funds in the CPC accounts. We have a total of over \$2,312,000 with set asides for Open Space \$355,000, Community Housing \$404,000 and Historic of \$145,000. The main account covering any of the categories has \$1,097,000. These are all uncommitted funds. We expect about another \$712,000 from FY 21 local revenue and State match between now and April. We have previously agreed to set our CPA budget for the year to be approximately the total from the previous year. The total for the proposals we reviewed tonight is \$380,000 which is within our budget of \$712,000.

3. Open Projects Review

We reviewed the open projects and how much has been spent on each one according to a handout provided by Mike and Rebecca. Several projects have been completed but many have been held up due to the pandemic and difficulty in obtaining contractors to do work. We expect more project work will get done in 2022. Our CPA Administrator is tasked with monitoring all open projects.

4. Next Steps

All four projects meet CPA criteria. We next need to vote a final dollar amount for each project and make a recommendation to Town meeting. Mike will work with presenters to answer questions by the Selectmen and the Finance Board.

We will meet once more to receive final numbers and estimates on 2 of the proposals and view Lucile's Cottage. Then we will take a vote on all 4 proposals.

5. Upcoming meeting

Thursday February 10, 2022 4:30 pm at Veasey Park

Ed motioned to adjourn the meeting at 7:32 pm. Jim seconded it. Roll call vote – Friel Yes, Watson Yes, Naves Yes, Bogiages Yes, Dempsey Yes – Unanimous approval.