



City of Westfield
COMMUNITY PRESERVATION COMMITTEE

Community Preservation Committee Meeting Minutes
October 11, 2018 – 6:30 pm, Room 201, Westfield Municipal Building

Members attending:
Members absent:

Staff attending:

William Carellas(Alt)
Cheryl Crowe
Kate Deviny(Alt)
Cynthia Gaylord
Daniel Kelly
Joe Muto
Vincent Olinski (Alt)
William Porter
Thomas Sharp
Michael Tirrell

Jay Vinskey
Christine Fedora

Chairman Sharp called the meeting to order at 6:30 p.m.

APPROVED

1. Public Participation

Chairman Sharp asked if there was anyone in the room who would like to address the committee regarding items not currently before the Board? There being no one heard the Committee proceeded to the next item on the agenda.

2. Review and Approval of May 10, 2018 Minutes.

Chair Sharp stated he did not have an opportunity to review the minutes and suggested delaying approval of the minutes in order to review. Members in favor of delaying.

3. Review of Budget/Funds

Planner Vinskey reviewed the CPA funds as written on the Board:

FY2019

| | |
|--------------|---|
| Undesignated | 315,000 - 250,000 (rail trail) = 65,000 |
| Historic | 50,000 - 28,000 = 22,000 |
| Open Space | 50,000 |
| Housing | 50,000 |

BALANCE (not accessible until November)

| | |
|--------------|--|
| Undesignated | 239,091 + 65,000 from FY18 = 304,091 + state match TBD |
| Historic | 50,000 from FY18 |
| Open Space | 50,000 from FY18 |
| Housing | 348,620 -77, 625 + 50,000 from FY18 = 320,995 |

TOTAL CPA FUNDS 912,086 +/-

4. Review of New/Pending Applications

- Landlord Fowler Tavern (historic) – 171 Main St. - \$275,000

Applicant Mike Tierney addressed the Committee giving history of the property. He purchased the building in 2010, he plans on keeping the home in the family and wants to be caretakers of property. They have been working on the interior of the building for the past 8 years, they have done the work one apartment at a time, and it's been a rewarding project for them.

His intention for this year is to start the restoration of the exterior of the building which was further motivated by a car accident that caused extensive damage to the lower trim case of the door. His research revealed the original doorway was removed and can be seen in the Early American Wing of the Metropolitan Museum of Art in New York. Currently on the building is a reproduction of the original with the exception of the doors themselves; in his opinion the only way to do this project right is to reproduce the original doors..

Mr. Tierney noted he bought proposals for the work but few were capable like Jon Carlo Woodyorking. He further noted it is very unique and intricate detail to restore the door and noted Peter Fiordalice from the firm is present to answer any questions the Committee might have.

APPROVED

Chair Sharp also inquired if he has any desire to improve the whole building itself. Mr. Tierney noted that work is included in Project #2 of the application; his hope is getting complete Project #1 (doorway work) for the celebration of the 350th in the spring.

Member Porter inquired if this is on the National Register? Yes. Member Muto asked if there was going to be any additional funding for the project. Mr. Tierney noted \$11,000 will be paid by his insurance for the cost of the pedestals.

Discussion among members regarding the quote received, they inquired as to where the funding would be going to? Mr. Fiordalice explained the work is mostly hand work, it is very intricate and difficult to bid on a job of this sort.

Planner Vinskey inquired as to the type of a restriction the Committee would require if this were to go forward? After discussion Chair Sharp felt if the Committee was to approve the \$28,000. For phase 1, the restriction should be put on the building not just the door.

Member Kelly MOTIONED, seconded by Member Gaylord to approve the funding of \$28,000.00 for Project # 1. Motioned passed, despite Members Muto and Porter being opposed. Planner Vinskey noted the City Solicitor usually now wants the restriction in place prior to moving forward, he also

noted it still requires City Council approval. Member Porter also noted he would like to see greater detail associated with the phase 2 request.

Planner Vinskey, using the MACRIS website, noted this property is on the State Register so that makes this eligible for historic without action by the Historical Commission.

5. Status of Recommended/Funded Projects

Vinskey quickly updated the committee:

Old Town Hall – building is being sold, funding would transfer; City Solicitor wants to see the restriction drafted

Hotel Bismarck Façade – State has approved the restriction (he had a copy), so needs to go to WHC, local sigs. Member Sharp asked if the bank matters had been worked out? Vinskey noted they are currently working on the subordination agreement.

Baker Property – he heard from Franklin Land Trust, they are still progressing

Housing Down Payment Program – there have been 2 with serious interest but no formal applications have been filed yet

Funded projects with outstanding historic deed restrictions- YMCA Mansion. Athenaeum Accessibility, Stowe House

Vinskey reported he has reached out to these. Athenaeum indicated they are still working on implementing the restriction. YMCA may consider returning the funds instead, their Board will meet next week.. Suggested Stowe House might be considered for a local-only restriction (vs. going through the state MHC as typical), since it was a relatively small amount.

Attorney Lewis addressed the Commission regarding the Stowe House project. She received funding for the restoration of her chimneys. She noted she received the paperwork for completing the restriction and voiced her concerns that she was not aware the restriction was a forever restriction; she felt it being forever was too long for the amount of funding she received from the CPA fund. Chair Sharp noted the other applicants have restrictions placed on their projects. Planner Vinskey noted the restriction was agreed to in the grant agreement. Member Muto voiced his concerns if this were to be changed it would set a precedent, he felt she took the funding knowing it would have a deed restriction on it, he further noted he was sure it was discussed at the meeting he further noted he wouldn't want to restrict the selling of the building for chimneys and he understands she didn't receive ½ million dollars. Planner Vinskey noted the issue with Stanley Park triggered the permanent restriction versus the local/limited restriction discussion. He further noted he suggested Ms. Lewis could come here and possibly the Committee would be amendable to allow a grant agreement with a local restriction basically the same but not permanent. Vinskey further noted the first step would be to see if the committee was amendable to allow a local restriction and then the applicant could submit a draft,

Member Gaylord suggested some type of a restriction on altering the outside of house, not making any changes on the outside of the building. Member Gaylord felt 20 years would be reasonable given the amount she received rather than perpetuity. Member Muto noted she agreed to it when she took money, but understands where things stand now.

The CPC considered what dollar amount might trigger the need for a permanent restriction. After further discussion the Committee suggested she draft something local and have the law department review.

6. Discussion of potential projects

- 2050, 2055 E. Mountain Rd. - open space

Henry Finney and Laurie Paquette addressed the Committee regarding the 38 acres of land that Mr. Finney owns. He noted he wants to keep the farm and inquired if the Committee would be possibly willing to place an A.P.R. on the property. Chair Sharp inquired if he realized this would require a permanent restriction on the land? Mr. Finney noted he was aware of that.

Planner Vinskey noted Mr. Finney is before the Committee to try and get a feeling as to how the Committee would look at this. Vinskey also noted that A.P.R.'s are permanent where Chapter 61 which he is currently under are not, but noted when the land is coming out of Chapter 61 the city has first right of refusal. Chair Sharp felt the CPC may be willing to contribute, supportive and city willing to help out; members generally agreed. Vinskey noted he didn't think enough funding would be available to cover market value if state APR can't be used, the only option would be to bond.

- North Rd./Medeiros Wy./Timber Swamp Rd. - open space

Gerry Tasko addressed the Committee regarding land on Medeiros Way that was previously going to be used with the power plant project. The power plant has gone away and the money with it. He asked the Committee to take a look at the property and see the rare species, turtles; stated he is getting older and its becoming a problem to keep it clean.

It was noted that generally the City does not like to acquire lands (vs. a private deed restriction); he should approach the Conservation Commission and get their endorsement, since they would be the ones overseeing it.

The Committee further discussed the matter and felt it would be best if they were to walk the property prior to committing to anything.

7. Discussion of amendments to the standard grant agreement

Vinskey noted the City Solicitor has started not signing some grant agreements, requiring the restriction to be completed beforehand, before an agreement to do so. He suggested just changing the language (draft provided) and expectations to state this, though it may slow projects down considerably. It would require the restriction upfront and hold 80% of the amount of the grant until the restriction is recorded. Vinskey also noted it could be varied on a case by case basis

Chair Sharp motioned to accept the proposed amendment to the grant agreement. All in Favor.

With no other business, the meeting was adjourned. January 10th next regular meeting.