**Town of Lenox**

**Community Preservation Committee**

**Meeting Minutes**

**December 7, 2020**

**This meeting was conducted via Zoom.**

**Documents provided in advance:** Phase 1 applications, minutes from 11/20 meeting, agenda, spreadsheet of CPA balance, spreadsheet of Library payment schedule

**Members present:** Anthony Patella, Tom Delasco, Frederick Keator, Catherine May, Olga Weiss, Max Scherff, Mark Smith, Chuck Kosher

**Absent:** Neal Maxymillian

**Staff present:** Gwen Miller, Bill Gop, Katie O’Neil

**Others:** Tom Romeo, Sean Wilson, Eileen Mahoney, Lucy Kennedy, Clarence Fanto, Marybeth Mitts, Kate McNulty Vaughan

The meeting began a bit after 7 p.m.

**Minutes of 11/16/20:**

CM motioned to approve the minutes; OW seconded. All in favor via roll call vote.

**Phase 1 Applications**

1. *Historical Commission*

LK explained purpose of funds to support Historical Commission in creating a Form B inventory for Lenox Dale neighborhood.

Discussion ensued as to whether this is an eligible CPA project.

FK questioned whether it is “maintenance” or a tangible project. TD moved to approve for Phase 2 application; OW seconded; all against except for OW.

1. *Housing Trust*

MBM explained request for $200,000 to help support ongoing Affordable Housing Trust activities.

CK questioned the nature of such a broad request.

FK questioned why not borrow; FK was concerned that the AHT was asking for more than necessary based on their current balance and ability to borrow.

TD wondered if the Phase 2 application could be made more specific.

Since the overall request is “nebulous”, it was suggested they provide more detail.

FK said he did tell Marybeth to make application as broad as she could; once the Trust receives funds from CPA, it is the Trust’s responsibility to responsibly steward the funds.

FK moved to progress the application to Phase 2 application with greater specificity; CK seconded. All in favor via roll call vote.

1. *St. Ann’s Church*

CK asked what the project’s total cost is.

TR and Sean Wilson explained the total cost and how they plan to fund it not solely with CPA funds.

TD moved request on to Phase 2. OW seconded.

All in favor via roll call vote.

1. *Library cupola*

FK asked GM, KO and WG about the relative urgency between the library cupola project and town hall cupola project. GM was not familiar with the library cupola need but explained the need relative to the Town Hall cupola project. WG provided additional information describing the condition of the Town Hall cupola and indicated it is more urgent.

TD moved to send the project application on to phase 2. OW seconded.

Vote failed to carry.

1. *Lenox Library Dome Ceiling*

KO explained that the library is working on a restoration study that will be ready prior to the second phase application deadline or meeting. She explained the cause of the deterioration of the plaster ceiling of the dome room.

There was some discussion if this would be considered restoration versus maintenance.

FK asked who in the Town is responsible for overseeing these buildings and facilities. GM explained the role of the Permanent Building Committee.

CK moved the project to Phase 2; TD seconded.

All in favor via roll call vote.

1. *Town Hall Cupola*

TD moved to move this forward to Phase 2; CK seconded.

All in favor via roll call vote.

1. *The Mount*

TD can see how it’s important to preservation though at first thought it didn’t count as an eligible project; GM explained the Mount had reached out to her in advance and in looking at past projects funded through out the state, similar projects had been considered eligible for CPA Historic Resources funding as they end up being critical to the preservation of the historic structures and resources.

MS had similar thought as TD.

FK believed proposal to be dangerously close to operations and maintenance.

CM asked Tom to explain more about the difference between restoration and maintenance. TD provided a summary explanation from the Community Preservation Coalition.

OW moved to approve. TD seconded.

The motion tied.

GM to share with Mount that the vote tied, Mount can decide whether to proceed.

1. *Trinity Church*

EM explained need for repairs at Trinity Church. Explained CPA would be a portion of overall funding.

OW moved to progress application to Phase 2; TD seconded.

All in favor via roll call vote.

1. *Church on the Hill*

EM explained that she had helped Church on the Hill conduct a master plan for the church building and chapel building. This proposal is for both.

She noted the buildings are in good shape but require the work described in the application.

OW moved to progress the applications forward; TD seconded. All in favor via roll call vote.

**Administration**

OW made a request to have the financial information shared in advance of the meeting shared again. FK indicated he would like to see a full accounting of all projects to date funded from CPA.

TP explained that the group could not maintain a negative balance in the Historic Resources account. The Town Accountant suggested the Committee vote to transfer $111,745.04 from the Undesignated fund balance to the Historic Resources balance. GM noted there may be a town meeting sooner than May so it would be good to take care of now and it could be approved before the spring.

OW made motion to move $111,745.04 from the Undesignated Fund Balance to the Historic Resources Balance. CK seconded. All in favor via roll call vote.

TD moved to adjourn at 9:05 p.m.

All in favor via roll call vote.