

Town of Lenox

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Community Preservation Committee (CPC)

**September 24, 2018**

**7:00 p.m.**

**MINUTES**

**Members Present:** Chairman Tony Patella, Vice Chair Tom Delasco, Planning Board; Cathie May (CM), Housing Authority; Olga Weiss (OW), Historical Commission; Neal Maxymillian (NM), At-Large/Board of Selectmen; Joe Strauch (Conservation Commission); Gene Chague (At Large); Frederick Keator (At Large); Al Harper (AH), At Large

**Staff Present:** Gwen Miller (GM), Land Use Director

**In Attendance:** Becky Cushing (BC), Mass Audubon; Karen Delmonish (KD), Frelinghuysen Morris House and Studio

**Approval of Minutes**

The minutes of June 11, 2018 and January 22, 2018 were approved.

**CPA Category Balances**

TP read the balances provided by GM in advance of the meeting:

\$370,043 in the undesignated category;

\$545,648 in the open space/recreation category;

\$29,019.96 in the historic preservation category.

GM stated she didn't have a current balance for community housing but would provide one at the next meeting.

**Review of Phase 1 Applications**

The Committee discussed and approved the Phase 1, FY20 CPC Funding requests:

**1. Mass Audubon (Open Space/Rec and Historic Preservation), \$300,000 to implement a package of improvements at the Pleasant Valley Wildlife Sanctuary including: 1) creating new ADA-compliant, family-friendly public restrooms; 2) improve the existing summer parking area, and 3) upgrade the board walk entrance from the parking lot to the visitor information center and trailhead with focus on 1).**

The Committee asked BC a number of questions, including:

- What aspect of the project fits into the Historic Preservation category?  
BC explained that the barn was built in the 18<sup>th</sup> century.
- What will the exterior design of the barn addition look like in relation to the historic barn?  
BC explained that a final design doesn't exist, but they've been given two approaches by the architect: have the new addition explicitly contrast with the barn to call greater attention to the barn's historic appearance; or have it be designed in a way that keeps the addition diminutive to the barn.
- How will the accessible bathrooms be approached?  
BC explained they will be approachable from the interior of the barn as well as outside. She explained that the restrooms are open even when the offices are not, so visitors can use them anytime. She explained the barn needs additional wiring and plumbing improvements to support year-round, diverse programming.
- What else does the project entail?  
BC explained the overall concept is to improve the barn and restroom facilities, along with the parking area and improve the boardwalk.

AH moved to bring the application forward to Phase 2; TD seconded; all approved.

Committee members suggested ways for Audubon to be more clear with their request in the Phase 2 application.

## **2. Berkshire Natural Resources Council (Open Space/Rec), \$50,000 for North Yokun Ridge trail improvements**

FK stated he hoped to see more detail in Phase II. TD asked for clarification regarding where the improvements would take place. GM stated it would be north of the fire tower, after the airport safety beacon and before Bousquet. GC asked if it was for another boardwalk. GM said no.

FK moved to bring the project to Phase 2. AH seconded. All approved.

## **3. Trinity Church (Historic Preservation), \$25,000 for Parish House mosaic repairs**

FK wasn't sure if the project as described fell into maintenance or historic preservation. JS wondered if the funding will repair the issue or be a larger overhaul to prevent further deterioration of the mosaics. AH described the court case involving the Town of Acton and their grant of CPA funds to a church. He emphasized that Trinity Church will need to be very precise in their application as to how the project is a historic preservation project and will benefit the overall community without emphasizing the religious doings of the Church.

AH moved to bring the project forward; FK seconded and all approved.

## **4. Frelinghuysen Morris House and Studio (Historic Preservation), \$25,000 for the restoration of Patio**

KD explained that the project would be a continuation of previous patio and exterior restoration. Patio 4 is the final patio to be restored.

FK moved to approve, AH seconded, all approved.

KD then invited the CPC members to stop by before the organization closes for the season so they can see how good the building and grounds look after recent restoration work.

AH asked GM to remind applicants to emphasize and clearly demonstrate public benefit, since they are all private organizations.

BC offered to host a site visit at Audubon as well, and GM said she would coordinate w/ BC for that as well as with Trinity Church for a visit to the Parish House.

GM will send a Doodle poll out for the next meeting, a Monday or Wednesday in November.

The meeting adjourned at 7:58 p.m.