



TOWN OF TRURO

Community Preservation Committee

24 Town Hall Road

P.O. Box 2030, Truro MA 02666

Tel: 508-349-7004, Ext. 31 Fax: 508-349-5508

February 11th, 2014

Public Hearing

5:00 P.M.

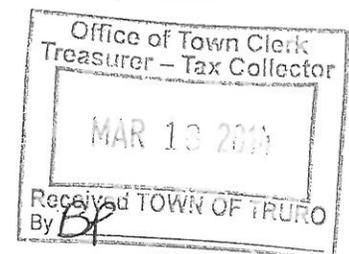
Truro Council on Aging

Members Present: Deborah McCutcheon (Chair), Robert Lowe, Mary Rose, Bill Golden, Jane Petterson, Bonnie Sollog, Nicole Smith (Recording Secretary)

Meeting was called to order at 5:00 p.m. by Chair McCutcheon.

Proposal by Truro Center for the Arts at Castle Hill and Truro Conservation Trust Presenting: Cherie Mittenthal and Kim Kettler for Castle Hill and Bill Worthington and Fred Gaechter for Truro Conservation Trust

Castle Hill and Truro Conservation Trust in partnership request a grant to facilitate the purchase of Edgewood Farm. Each entity is proposing to take ownership of two of the four lots. The grant application requests that CPC award a total of \$300,000, \$220,000 to Castle Hill and \$80,000 to Truro Conservation Trust. For its part Castle Hill wants to start an "artist in residency" program, an outdoor sculpture park and expansion of the culinary arts program. The main campus would continue to be used for most activities. The Truro Conservation Trust would preserve lots three and four as passive conservation properties available for walking and benign outdoor activities without any development of either lot. The state department of Natural Heritage was supportive of this plan particularly since the two lots are contiguous to town owned conservation land. Lot two would be owned by Castle Hill but would have conservation restriction designation which would allow for some grant funds from the state. Castle Hill and Truro Conservation Trust would have joint events that have both conservation and cultural angles and the state likes to see different organizations working together. The Trust does not have a need to get the money immediately because they currently have the funds to purchase their part and would be able to be reimbursed by the CPC at a later date. Castle Hill needs to raise \$1.6 million in total. Both Castle Hill and the Truro Conservation Trust plan to use the CPC funds, if awarded to attract other grants and donations, with a goal of closing on the property within the next two years.



The current owner insists on selling the property in one piece. The lots owned by the Trust would have normal conservation restrictions; which would prohibit development. Castle Hill could possibly get an historic restriction but opined that the properties do not meet historic property definitions.

Public Comment:

Nick Norman was dubious of the project previously but it was very well thought out and is now 100% behind it. These two organizations collaborating is great for Truro.

Another citizen said that this expands the program a lot and brings goodwill among the arts community.

Chair McCutcheon suggested that if these proposals are to be considered at town meeting a large, colorful display will be necessary to attract attention, as well as a detailed explanation of how the funds will be utilized.

Proposal by Friends of Truro Recreation

Presenting: Chris Lucy, Mike Silva, Kelly Sullivan Clark, Rebecca Adams

The Friends of Truro Recreation seek funds for improvements at Snows Field and possibly at the Community Center which would include a walking trail and tennis courts. The total request is for \$112,000.00, of which \$12,000.00 would be used for the planning and design stage. A consultant will be hired to assist with design and with "neighbor relations". After the design phase, the second phase, construction, will require the balance of the grant (\$100,000) plus private donations. The tennis court \$50,000; the walking path \$25,000; landscaping and site improvements \$25,000. This project will provide multigenerational activity opportunities. There are currently no public tennis courts in Truro. It is hoped that the project will be community driven with volunteers. Project start date: July 2014 for design, construction Fall of 2014, completion Summer 2015.

Public Comment:

A communication from Selectwoman Breon Dunigan was read that endorses the project. A letter from Susan Travers, COA Director, was read that fully endorses the project.

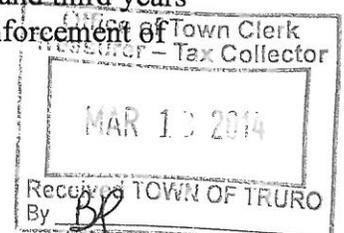
The Chair mentioned that some restrictions in the Act may cause reallocation of funds, which the project proponents agreed would be subject to continuing review by the CPC.

David Dewitt and Bill Worthington both spoke in support of the project.

Proposal by Friends of the Truro Meeting House, Inc.

Presenting: Ann Keenan, Peter Swanson and Nick Norman

The present application is for the third year of the preservation work for the Truro Meeting House. This application is from Friends of the Truro Meeting House, Inc. (The first phase applicant was the parish, phase one and phase two, the second and third years of funding were managed by the Friends.) Work to date has included reinforcement of



roof elements, attachments to existing structure, plates that add support and bring the roof up to the current building code. The current request will continue the effort of preserving the building, focusing on elimination of water infiltration in the foundation and other structural repairs. The cost of fixing the bell tower is \$153,000. The Architectural Access Board requires accessibility improvements at a cost of \$25,900. Administrative costs and construction supervision total \$119,000 for a total grant request of \$297,000. It is anticipated that restoration will be completed in the following grant year, where a further \$300,000 request is projected.

If the money from CPC becomes available by July 1st the contractor will be ready in July to start taking bids. Work would start the following fall until weather causes a break, in which case work would be picked up in the Spring of 2015. There was discussion of whether the funding cycle would cause delays that would add to project costs.

The Chair stated that the CPC can make funds available so that work would not have to stop.

Public Comment:

Cherie Mittenthal stated that this is a great project and Castle Hill has used the building for public events.

The Public Hearing adjourned at 6:00 P.M.

Committee Meeting

6:10 P.M.

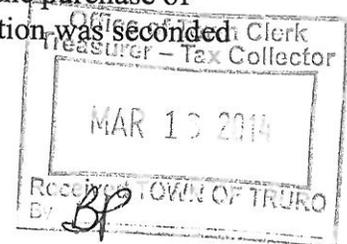
Truro Council on Aging

Motion to approve minutes from January 9th, 2014 by Golden, 2nd by Lowe. Approve Unanimously 6-0.

Discussion on Recreation Proposal: Mr. Lowe recused himself. Chair McCutcheon stated she had not yet written to town counsel on the project. The parking improvements and landscaping may be a town project that CPC cannot fund. Motion to fund the amount of \$112,000 by Golden, 2nd by Rose. Approved Unanimously 5-0-1 with Mr. Lowe abstaining.

Discussion on Castle Hill and Truro Conservation Trust Proposal: There was discussion of the funding mechanism to allow the funding to TCT and Castle Hill only if they are successful in raising the rest of the projected cost for acquisition of the property. \$1.8 million: of which \$600,000 would be paid by the Truro Conservation Trust and \$1.2 million would be paid by Castle Hill. The assistance sought from CPC is \$80,000 for the Trust and \$220,000 for Castle Hill. Therefore the Truro Conservation Trust would have to raise \$520,000, and Castle Hill would have to raise \$980,000.

Motion by Rose that the Castle Hill request be conditionally funded by the Committee. If they meet their goal of 980,000 then CPC will provide \$220,000 for the purchase of Edgewood Farms. The money will be earmarked in reserve. The motion was seconded.



by Petterson. Approved unanimously 6-0.

Motion by Rose that the Truro Conservation Trust request be conditionally funded by the Committee. If the Trust meets their goal of \$520,000, then CPC will provide \$80,000 for the purchase of Edgewood Farms, with funds to be earmarked in reserve. The motion was seconded by Petterson and approved unanimously 6-0.

Discussion of Truro Meeting House Proposal: Chair McCutcheon is concerned about going to town meeting asking for two years of money. The CPC does not have a detailed application that supports a request for money for two years funding. There was further discussion of CPC finances and of the Friends of the Meeting House finances.

Motion to fund \$300,000 with contingency money of \$75,000 in the event they need to transition to the next phase by Rose, 2nd by Lowe. Unanimous 6-0.

Meeting was adjourned at 6:50 P.M.

Respectfully submitted,



Nicole Smith
Recording Secretary

