

Oak Bluffs Community Preservation Committee
P.O. Box 1327
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Joan Hughes, Chairman
Barbara Alleyne

Jim Dearing
Donalexander Goss
Ewell Hopkins
Antone Lima
Al Woollacott
Margaret Knight, Admin. Assis't

Oak Bluffs Community Preservation Committee Minutes

January 10, 2022 5:00 p.m. meeting on Zoom

Present: Joan Hughes, chair, Jim Dearing, Tony Lima, Ewell Hopkins, Al Woollacott, Barbara Alleyne, Donalexander Goss

Also Present: CPC Admin Assistant Margaret Knight, Maura McGroarty, John Lolley, Casey Decker

Approve Minutes:

Minutes from CPC meeting on December 13, 2021 were approved, with one abstention.

Cottagers' Corner project

Joan said John Lolley, structural engineer, had done a report about the Cottagers' foundation. John said the building looked to be built around the late 1800s, and used a lime mortar which doesn't hold up well to moisture. He said the bricks as well as the mortar had disintegrated in places, and moisture had caused rot in the wood. He said he crawled around and also sent a camera to take pictures and found rot and some bug damage. He said the question was how much to do, and how much to spend on the work.

As far as steps to the project, John said the building would have to be jacked up, and the foundation would need to be removed and replaced. He said the building's strong points would need to be found in order to lift it enough to remove the rot, and dig under the outside walls in order to put in new footings and foundation walls. John said after everything was approved and set up, the work could be done in a couple months if everything went right. He said the building could definitely be fixed, and the project was viable. John said he would have to evaluate whether the building could be lifted high enough to put in a useable foundation. He said it would be less expensive to pour a foundation and put bricks on the outside.

Joan said the idea was to preserve the building itself, not necessarily remake the same foundation. She said a veneer of brick would serve the purpose of preserving this historic building. John said the concrete could be hidden by brick. Joan said this work was a precursor to putting money into the building so that it can be used for another 100 years.

Barbara questioned how much money was needed. She said she needed to know how much money the organization's 100 women would need to raise. Joan said seed money from the town might

go into the first step of cribbing the building up. She said then what's rotten would be taken out, a new foundation put in, as well as new structural members. Barbara said she needed a commitment from the Cottagers before any CPC money was spent. She said John would need to come up with a figure.

Ewell said he was prepared to make a motion to approve funds if there were enough information. Barbara said the motion should include wording about the Cottagers matching the grant, in order to raise funds. Margaret said the Historic Resources fund would have about \$130,000 available. John said he could put a team together to figure out the cost, but that wouldn't include the unknowns. Joan said the CPA grant of \$130,000 could be matched by Cottagers' funds raised and the work done next fall. Al suggested using a number for the grant based on an estimate from John.

All agreed that the project should be supported (Barbara recused herself). After discussion, it was agreed to recommend a match of the CPA grant. A motion was made for the CPC to match dollar for dollar funds raised by the Cottagers up to a maximum of \$130,000 for structural foundational elements. Joan said whatever structures were removed would be replaced, plus any structural elements needed to support the building. It was agreed to ask town counsel about language. A voice vote was unanimously in favor of the recommendation, with Barbara abstaining. Joan said she would continue as liaison with John for the Cottagers.

Revised recommendations to ATM 2022:

Margaret said she had sent an email stating there was not as much money available for Affordable Housing grants as voted at the last meeting. She said there was a shortage of at least \$20,000 as well as funds for a budgeted reserve. She suggested, since the PALS program was a couple of years behind in using their grant money, to not fund that project this year. She also suggested recommending half the grant to Island Autism with the same next year, which would give about \$150,000 in budgeted reserve plus cover the other AH grants. Revote of recommendations:

Island Autism Center: Recommending \$159,800 to the project this year, and the same for next year.

PALS: Recommending no grant this year.

Both votes were unanimous in favor of the recommendations.

Public Meeting

It was agreed to have the annual public meeting on Zoom toward the end of March, to present each recommended project.

Updates:

Sunset

Joan said Carlos Montoya wanted to talk to them about Sunset Lake. Tony said this was about more seeding and meadow restoration on the hillside portion of the park. He said part of the project was to fix the drainage on the hillside as well as beef up the grass on the slope to prevent washout. Tony said Tom Chase had also talked to him. He said Parks didn't want a private funder running the project, but would accept help with their plan.

The meeting was adjourned at 6:15.

No future meeting was scheduled.