

**MILLIS COMMUNITY PRESERVATION COMMITTEE
MEETING MINUTES
MARCH 25, 2021
VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM**

The remote ZOOM meeting was called to order at 6:38 p.m. by Mr. Nathan Maltinsky, Chair.

Members present: Nathan Maltinsky, Chair
 David Baker , At-Large Member
 Carol Hayes, Conservation Commission Rep.
 James McKay, At-Large Member
 Nicole Riley, Planning Board Rep. (left meeting at 7:00 p.m.)
 Erin Underhill, Select Board Rep.
 Catherine MacInnes, Finance Comm. Liaison

Members absent: Wendy Barry, Treasurer
 Pamela Rheäume-Mustard, Recreation Dept. Rep.

Also present: James McCaffrey, Select Board Chair
 Peter Jurmain, Select Board
 Michael Guzinski, Town Administrator
 Wayne Klocko, Permanent Building Comm.
 Diane Jurmain, Permanent Building Comm.

**Lansing Millis Memorial Building Stabilization Project (File No. 2021-001)
Select Board – Erin Underhill**

Ms. Underhill, representing the Select Board, presented the application for funding for exterior renovations to the Lansing Memorial Building at 64 Exchange Street. Funding for work deemed necessary to stabilize the building is being sought, she said. If the building is stabilized now, the Town can look into a future use of the building. Ms. Underhill stated that no decision has been made on final use of the building at this point in time.

Information submitted was reviewed. A report prepared by Spencer, Sullivan & Vogt, dated March 16, 2021, outlining the key building deficiencies was presented. The report was prepared for the Permanent Building Committee and will be presented to the Select Board at their March 29th meeting. The project description states, “Critical exterior repairs and replacements, intended to stabilize the building exterior and secure it against further water penetration and pests.” The project cost estimate total is \$363,887.00. The funding request is for the total amount from the Community Preservation’s Historic Preservation and other reserve accounts. Mr. Klocko stated that the work proposed is based on period-type restoration/replication costs; however, using “modern materials that kept the character” of the building would be used .

There was discussion regarding the possibility of other funding sources (fundraising, etc.) being considered, in addition to some CPA funds. Mr. Maltinsky stated that to fund the total amount will drain the Historic Resource fund and possibly deplete other existing

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CPA fund accounts. The possibility of seeking State-funded grants was discussed. Some CPC members raised concerns over a long-term plan being in place prior to investing funds to stabilize the building. It was also discussed that the town residents should be involved in the decision-making. CPC members were in agreement that some CPC funds could be used towards the stabilization, however, the CPC does not want to be taking the lead on this issue as the primary funding source. Mr. McCaffrey stated that at the March 29th Select Board meeting, other funding sources could be discussed.

Mr. McCaffrey stated that review of the property has gone on for some time. A feasibility study for the building was approved/funded at a prior Town Meeting and that study has been completed. The recommendation is to stabilize the building first. Mr. Klocko stated that if this work is not done, the building will fall further into disrepair and be demolished. He stated that the PBC “feels this property stands in its stature within the community” and the “Town would miss this building should it be demolished.” Irrespective of the future use of the building, he said, the structure would have to be brought up to code.

Mr. Guzinski stated that currently, the building is as secure as possible. Deterioration will be a constant issue, he said.

A site visit will be conducted by the CPC on Sunday, March 28, 2021, at 1:00 p.m.

Discussion on this application will be continued to the April 8, 2021, CPC meeting at 7:00 p.m.

Other Business:

Minutes

On a motion made by Mr. Baker, seconded by Mr. McKay, it was voted unanimously to approve the ZOOM meeting minutes of March 4, 2021 as written. By Roll Call Vote: Maltinsky – aye; Baker – aye; Hayes – aye; McKay – aye; Underhill – aye.

Adjourn

There being no further discussion and, on a motion, made by Mr. Baker, seconded by Ms. Underhill, and voted unanimously, the ZOOM meeting was adjourned at 7:48 p.m. By Roll Call Vote: Maltinsky – aye; Baker – aye; Hayes – aye; McKay – aye; Underhill – aye.

Respectfully submitted,

Camille Standley
Administrative Assistant