



Lancaster CPA Comm Minutes 2/7/24 via Zoom

Members Present: Linnea Lakin Servey, Win Clark, Marilyn Largey, Tom Seidenberg, Amy Brown, Regina Brown, Margot Hammer-Streeter

The Chairman convened the public hearing at 6:00 pm.

The Chairman welcomed Deb D'Eramo, Kendra Dickenson, and Lynne Spencer (architect) as guests.

The Chairman asked Ms. Spencer to give a brief description of what the library application/project is about.

Ms. Spencer, of Spencer Preservation Associates, began sharing her screen. She said that additional consultants were used to study what renovations/restorations need to be done. She said that although some renovations were done some years ago, due to the buildings age, significant work needs to be done now. She said that the attic and basement need the most work, noting that the attic needs masonry work done as well as roof wood beams need to be replaced. She said some of the deterioration has occurred in the children's wing and now a large hole has developed and needs to be repaired and repainted. She said the basement needs work on the interior foundation walls, noting that there is some crawl space area that is okay, by the rotunda and children's wing. She said attic repointing needs to be done in the rotunda area.

Member Clark asked how urgent this project is.

Ms. Spencer said that arresting water is crucial, noting that this project benefits the community. She then presented a budget of estimated costs: the sub total is \$52,000 and together the total costs equal \$80,000. She said the window restoration has begun with funds from both CPA and ARPA. She said piecing together different sources of money is making the project feasible.

Chairman Lakin Servey asked about the water coming into the library.

Ms. Spencer said there are small openings in the foundation joints that let water in.

Member Clark asked whether this is related to any of the ceiling work that needed to be done a few years ago.

Ms. Spencer said it was a sprinkler issue that is not connected to this project.

Deb D'Eramo said that there were issues with the ceiling repair and asked whether there is any oversight to make sure it is done correctly.

Ms. Spencer said her firm is responsible to make sure work is coordinated and to ensure that the work is done to specs as shown in the architectural plans.

Member Clark said that he has worked with Ms. Spencer on the Bulfinch meeting house projects, noting that she is good.

Ms. Spencer said she has also worked on the Prescott school.

Member R. Brown asked whether the building inspector will be involved and whether building permits will be obtained.

Ms. Spencer said the building inspector will be involved and the selected contractor will need to get all necessary permits and pay the fees associated with such.

Chairman Lakin Servey thanked Ms. Spencer for her presentation.

Ms. Spencer thanked the committee for the support on the church portico restoration.

Chairman Lakin Servey asked about the dome window on the library roof.

Ms. Spencer said it is a beautiful window that has been well constructed.

Rec department applications: Kelly Dolan had a last-minute conflict and thus was unable to attend. Member Clark said the tennis court project needs to be pulled because of potential water issues under the court. He said they need to get a better sense of the underlying conditions to determine where the best location should be for the new courts. Discussion ensued regarding where the master plan has suggested the courts be located. Member Clark said it would be cheaper to put them in the same place but if there are other water issues that come up, expenses could grow. He said that new courts are at the top of the rec list.

Member Largey asked whether CPA funds could be used for court removal. Member Clark said that that is part of the project as they don't want the old courts to be left as derelict. Member Largey asked why they couldn't be put on the field behind the memorial school. Member Clark said that they don't know what the memorial school final use will be, so they don't want to commit to courts being put there.

Beach project: Member Clark said the gates for the beach are in from the road and this creates logistical issues. He said the idea is to move the gate out to the road and increase the parking lot, as well as put in an attendants shack to help with parking flow, etc.

Deb D'Eramo asked if the gate would prohibit after hours beach use. Member Clark said he thinks parking on the street is still legal, noting that there is a discussion about extending the hours. He said he needs to ask Kelly Dolan what her thoughts are on this.

Discussion ensued regarding how to keep after hours partying at bay.

Chairman Lakin Servey said the application will be tweaked because CPA funds can't be used to pay the DPW for the work. Member Clark said the gate is really heavy and a potential finger crusher.

Member R. Brown said she likes the comment that said the idea isn't to keep people out. She said that parking on the street is dangerous and asked how people could use the beach after hours in light, as well as how does the town monitor prohibited uses. She also asked how much parking will be created by

moving the gate. Member Clark said the real parking area is closer to the beach, but moving the gate should create ten to 12 parking spaces.

Deb D'Eramo said more thought should be put into how to keep after hours use.

Ms. Dickinson commented about after hours use as she has a friend who has abutting property. She said access should be evaluated and input from abutters should be considered before opening the parameters of after hours use. Member Clark said they are trying to keep a dialogue with abutters, as well as having a police presence regularly.

Comments/discussion from CPA Committee members: Discussion ensued whether a vote should be taken on the library project. Member Clark said he trusted Ms. Spencer and Joe Mule, and preventative measures now should lead to less problems later. A motion was made, seconded, and passed unanimously via roll call vote to recommend the library project for the town meeting warrant. Gate at town beach: Member Largey said there should be a quote from a contractor attached. Member R. Brown said she was uncomfortable about access. She said that there are many no parking signs, and unless the after-hours are limited, she doesn't feel comfortable voting for this. Discussion ensued regarding what town land has restricted hours. After more discussion, the vote for the gate was tabled.

Minutes 1/18/24: the motion was seconded and passed unanimously via roll call vote.

New business: Member A. Brown said a contract has been awarded for the middle cemetery project. The Chairman said she would like to see all contracts for all projects to compare the invoices, for accounting purposes.. Discussion ensued regarding invoices for the field fencing, resurfacing and dugout work that has been completed. Of note: the work done on the fields looks good.

Discussion ensued regarding when articles for town meeting need to be submitted and how to present different applications.

The next meeting will be on Thursday, February 22, 2024, at 6 PM.

Member Hammer-Streeter made a motion to adjourn at 7: 02 pm. The motion was seconded and passed unanimously via roll call vote.

Respectfully submitted by Margot Hammer-Streeter

Approved 2/22/24