

**Community Preservation Committee  
Meeting Minutes  
September 19, 2017  
7:30pm**

**Town Manager's Conference Room, Town Hall Annex**

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In attendance were: Andrew Bengtson  
Eugene Benson  
Eric Helmuth  
Leslie Mayer  
Richard Murray  
JoAnn Robinson  
Clarissa Rowe  
Charles Tirone

Not in attendance:

Also in attendance: Jim Feeney, Assistant Town Manager  
Amy Fidalgo, Management Analyst  
George Parsons, Jason Russell House  
Paul Fennelly, Jason Russell House  
John Atwood, 821 Massachusetts Avenue  
Doreen Stevens, Old Schwamb Mill  
Bob Tanner, Old Schwamb Mill  
Dermot Whittaker, Old Schwamb Mill  
Leland Stein, Regent Theatre  
Maryanna Foskett, Friends of Mentomy Rocks Park  
Judy Weinberg, Friends of Menotomy Rocks Park

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1. Meeting Opened: Eric Helmuth opened the meeting at 7:40pm and introduced George Parsons and Paul Fennelly, representatives from the Jason Russell House. The Arlington Historical Society has not yet submitted a special application for funding, but will present their project details to the Committee.
  2. Discussion with Arlington Historical Society regarding Jason Russell House: George Parsons and Paul Fennelly gave an update on where the preservation project with the Jason Russell House stands. A conditions assessment and preservation plan was provided to the Committee. To date, \$15k of CPA funding has gone towards a conditions assessment and preservation plan that prioritizes the work that needs to be performed on the house from 2017-2024. George Parsons reviewed the grant history for the preservation plan, and the funding needed for future work. The Jason Russell House is requesting \$17k in additional CPA funds to be approved at a Special Town Meeting prior to the FY19 CPA funding cycle. George Parsons explained the Historical Society now has a more complete understanding of the work that needs to be completed. They intend on completing the immediate and urgent repairs in the immediate future, and may consider a more comprehensive future funding request for work that is less urgent.

The Committee discussed the available funding sources and the repairs needed at the Jason Russell House. The Committee discussed the possibility of a Special Town Meeting being held in

January, and asked if the Jason Russell House had other means of finding the funds for the repairs that would occur before Special Town Meeting. George Parsons said the funds would come out of the Jason Russell Trust Fund, if necessary, though this was not desirable. George Parsons added that if the Jason Russell House was unable to spend grant funding provided by the Massachusetts Historical Society prior to June 30, 2017, they would have to return the funds.

Leslie Mayer asked for confirmation that all work being discussed is for capital expenditures for restoration, and not maintenance. George Parsons confirmed and said he was working with their Treasurer to make a detailed plan for maintenance, which is entirely separate from the CPA funding request. Eric Helmuth said that that Committee would have time to discuss the request between now and the estimated date of Special Town Meeting.

3. Public Information Session: Eric Helmuth stated that preliminary applications are due on September 29, 2017, and the remainder of the meeting is for potential applicants to ask questions, review the details of their preliminary applications, and confirm that their preliminary applications qualify for CPA funding.

The Old Schwamb Mill plans to submit an application to repair the exterior envelope of the mill. They have an inspection from a historical architect and an estimate of what the repairs would cost. Clarissa Rowe recommended they get in touch with the Massachusetts Historical Commission as they move forward with these plans. Andrew Bengtson recommended they include a maintenance plan with their application.

John Atwood asked to discuss vandalism that was occurring at 821 Mass Ave. Clarissa Rowe recommended he speak with Eugene Benson in order to attend the next ARB meeting, along with Jim Feeney.

Leland Stein discussed various projects that he would like to see happen at the Regent Theatre, including stairwell construction, repairs of an original tin roof, and sound proofing changes to the building. Eric Helmuth asked if the Regent Theatre owned the building. The Committee discussed that if the Regent Theatre is leased from the building owner, which it is, then the building owner would need to agree to create a preservation restriction as part of this process.

Friends of Menotomy Rocks Park discussed the need to repair eroded pathways, and perform tree maintenance at the park. The Committee discussed if these needs were CPA eligible, or if they had to do with deferred maintenance. Leslie Mayer stated that these discussions regarding ongoing maintenance have already begun with assistance from the Public and Land Maintenance Working Group. The Committee discussed that a study may be appropriate in order to identify the problems at this location. Clarissa Rowe added that the Friends of Menotomy Rocks Park need to work with the Conservation Commission and Park and Recreation Commission during this process.

4. The minutes of August 30, 2017 will be reviewed at the next meeting.
5. Other Business: JoAnn Robinson moved to adjourn at 9:15pm. Clarissa Rowe seconded. All voted in favor.