

**COMMUNITY PRESERVATION COMMITTEE  
TUESDAY, FEBRUARY 28, 2023  
REGULAR MEETING - 7:00PM  
TOWN HALL AUDITORIUM  
MEETING MINUTES**

Members Present: Lara Dubin, Chair (LD), Bob Emberley (BE), Lindsay McCarthy (LM), Meg Livingstone (ML), Tony Matteo (TM)

Members Absent: Tammy Pelletier, Mary King, Susan Space

Others in Attendance: Janice Newton

***I. WELCOME***

Chair LD called the meeting to order at 7:04pm.

***II. HISTORIC FIREPLACE REPAIR APPLICATION, DISCUSSION, AND VOTE***

Janice Newton, applicant, distributed to CPC members a copy of her CPA application to repair the historic fireplace, along with photographs of the fireplace and estimates to repair it. Ms. Newton reviewed the project. Highlights included:

- Research she has done on the fireplace's history, and the history of the house that used to stand there.
- Work she has done to clean up the area around the fireplace.
- A discussion on the peace tree, which Ms. Newton noted is detailed in a book by Beth Hapgood about the property. This book is in the Dickinson Library's special collections. The peace tree, believed to be important to the Native Americans who lived there, has faces and animals carved into it.

LD noted she received a letter of support from Historical Commission Chair Bee Jacque. The letter indicated the fireplace's historic value to Northfield, which helps this project meet CPA requirements.

LD asked if the property owner has given approval for this work. Ms. Newton responded: Yes, he signed the CPA application. LD requested further and more specific approval from the property owner in the form of an email confirming his permission to do the work. She said the CPC will follow up with him.

LD asked who will oversee the project and schedule the repairs. Ms. Newton responded: She will do this.

LD asked about the contractors' timelines. Ms. Newton responded: They are busy, and this project will not likely be completed before the Northfield 350th Anniversary celebrations.

LD explained the approval and disbursement process: the project will go on a warrant at Annual Town Meeting for approval in May.

A discussion ensued on the two quotes for repairing the fireplace.



A discussion ensued on damage to the fireplace from a snowplow, and how to prevent further damage to it.

BE asked if, when the project is complete, it will be a working fireplace. Ms. Newton said she is not sure; this depends on the Housing Authority's decision.

Ms. Newton said she has received other support for the project.

LM agreed to be the project liaison between the CPC and Ms. Newton.

The CPC discussed the application. Highlights included:

- The wide discrepancy between the two repair estimates.
- A worthy project for the future is to make a sign for the fireplace, but it is not part of this project.
- The application is now complete and it meets historical requirements.
- Confirmation there is enough funding in the CPC's budget to cover this project.
- TM expressed his concern that the lower of the two estimates might be too low. LD said the CPC can increase the amount, and Ms. Newton can return any funding that might be left over.
- LM will contact the owner to get his permission to repair the fireplace.
- A discussion ensued on whether the Housing Authority will allow the fireplace to be usable as a working fireplace, and that this subject is irrelevant to a historical preservation application.
- LD reminded LM to have the contractor send the invoice directly to LD because Ms. Newton does not have a computer.
- A discussion ensued on how much to award the project considering the price of materials is going up.
- A discussion ensued on whether to include the repair of the benches.
- TM tried contacting the contractor who submitted the low bid to find out if his bid included repairing the benches; he left a message.
- LD said that the CPC will meet again once the low-bidding contractor provides the information on the benches. She noted warrant articles are due at the end of March, so the CPC must make a decision soon.
- A discussion ensued on whether to award a higher bid amount than requested, or to change the amount later and have another meeting if necessary.

**MOTION BY BE TO APPROVE UP TO \$3,000 TO REPAIR THE HISTORIC FIREPLACE AT SQUAKHEAG VILLAGE AT 88 MAIN STREET, CONTINGENT ON APPROVAL OF THE FRANKLIN COUNTY REGIONAL HOUSING AND DEVELOPMENT AUTHORITY. TM SECONDED. MOTION CARRIED UNANIMOUSLY.**

### ***III. APPROVAL OF 1/24/23 AND 2/7/23 MEETING MINUTES***

**MOTION BY RC TO ACCEPT THE JANUARY 24, 2023 MINUTES AS PRESENTED. TM SECONDED. MOTION CARRIED UNANIMOUSLY.**

**MOTION BY TM TO ACCEPT THE MINUTES OF THE FEBRUARY 7, 2023 MEETING AS PRESENTED. ML SECONDED. MOTION CARRIED UNANIMOUSLY.**



#### ***IV. UPDATES ON PROMOTING/FACILITATING USE OF AFFORDABLE HOUSING FUNDS***

BE reported he attended the recent Loaves & Fishes meeting, but nobody else was there. He will keep trying.

ML expressed her concern that at the recent Selectboard meeting, when the future of the current firehouse's property was discussed once the new EMS building is complete, many potential uses were mentioned, but affordable housing was not one of them. This, she noted, was according to the newspaper article about the meeting. LD noted the newspaper article is not the official record of the meeting, and she suggested reviewing the meeting's minutes or the video recording of the meeting.

#### ***V. OTHER UNANTICIPATED BUSINESS***

TM reminded CPC members that at the end of April, there will be a special Town Meeting before Annual Town Meeting, and the subject will be the EMS building.

#### ***VI. SCHEDULE NEXT MEETING DATE***

The next meeting date depends on whether the fireplace estimate is greater than \$3,000. If it is, the meeting is March 14. If it is not, then the CPC will likely not meet until the summer. LD noted the CPC can review and approve the warrant articles over email.

#### ***VII. ADJOURN***

**MOTION BY ML TO ADJOURN. RC SECONDED. MOTION CARRIED UNANIMOUSLY.**

The meeting adjourned at 8:12pm.

#### **DOCUMENTS PRESENTED:**

- CPA Project Application: Repair Historic Fireplace

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Respectfully submitted by Wendy M. Levy from minutes taken by Wendy M. Levy.

10/24/23 - approved for posting  
Z A