



Community Preservation Committee
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2023 AUG 11 P 2:38
TOWN CLERK
BILLERICA

Travis Brown, *Chair*

Joe Fiumara-*Vice Chair*
James O'Donnell
Matthew Battcock

Diane DePaso
John Speidel

John Speidel-*Treasurer*
Marlies Henderson
Phil Newfell

CPC
Minutes
July 20, 2023 @ 6:00 P.M.
Held via remote zoom

| Members Present | Present |
|-------------------|---------|
| Travis Brown | X |
| Jim O'Donnell | Excused |
| Tom Conway | X |
| Phil Newfell | X |
| Diane DePaso | X |
| Marlies Henderson | X |
| Matthew Battcock | Excused |
| John Speidel | X |
| Joe Fiumara | X |

Attendees:
Katherine Malgieri – PCD Staff
Becky Warren – Manning Manse Association

Travis Brown called the meeting to order at 6:07pm

Presentation of Manning Manse Project

Becky Warren, of the Manning Manse Association (MMA), presented the request for assistance for roof repair of the historic building. The building is owned and maintained by the MMA, whose revenue is based on leased restaurant space (which was closed during pandemic) and association membership (which has low membership currently), and not adequate to cover the cost of roof replacement.

CPC clarified that the request would be for the roof over the historic structure only, not the expanded wing with restaurant tenant space. They discussed alternatives such as repair of the roof, or replacement with composite material, but favored replacement with historically accurate wood material. They asked Warren to seek more bids. They discussed moving forward at the Fall Town Meeting due to the urgency of the disrepair. CPC also verified that of the \$54,000 estimated cost, the MMA could cover up to \$20,000, leaving \$34,000 to be requested from CPC. MMA has no concern with a historical preservation easement agreement due to both organizations having the same goals of preserving the house, known to be the oldest still standing house in Billerica.

The CPC expressed general support for eligibility. The timeline of FTM versus STM was deferred to later. The CPC tasked Warren with seeking more bids, getting a roofer's estimate for the remaining lifespan of existing roof, and putting together a complete application.

Motion: to determine eligibility for Manning Manse
Vote: All in favor: 7-0-0
Marlies Henderson, Diane DePaso, Tom Conway, John Speidel, Phil Newfell, Joe Fiumara, Travis Brown

Financial Update

Speidel reported that Paul Watson is working on year-end numbers. More to report in future meeting(s).

Yankee Doodle Bike Path

Brown reported that he has heard talk of funding the bike path easements through CPC. Fiumara is a member of YDBP Committee as well and identified their goal is to break ground Spring 2023. Wetlands and Conservation Commission review is ongoing.

Minutes May 11, 2023

Motion: To approve the minutes of the May 11, 2023 meeting.
Moved: Joe Fiumara
Seconded: Marlies Henderson
Vote: All in favor: 7-0-0
Marlies Henderson, Diane DePaso, Tom Conway, John Speidel, Phil Newfell, Joe Fiumara, Travis Brown

Adjourn

Motion: To adjourn the meeting at 6:25 pm
Moved: Joe Fiumara
Seconded: Marlies Henderson
Vote: All in favor: 7-0-0
Marlies Henderson, Diane DePaso, Tom Conway, John Speidel, Phil Newfell, Joe Fiumara, Travis Brown