

2015 JAN 16 PM 3 23

TOWN CLERK'S OFFICE
BOURNE, MASS

Use this!

Town of Bourne
Community Preservation Committee
Application

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Submit to: Community Preservation Committee
Town of Bourne
24 Perry Avenue
Buzzards Bay, MA 02532

Name of Applicant David S. Pelonzi, Deputy Fire Chief, Bourne Fire/Rescue

Name of Co-Applicant, if applicable Barbara Thurston, Director, Bourne Housing Authority

Contact Name 1 David S. Pelonzi

Mailing Address 130 Main Street **City** Buzzards Bay **State** MA **Zip** 02532

Daytime Phone 508-759-4412 **Email** dpelonzi@townofbourne.com

Contact Name 2 Barbara Thurston

Mailing Address 871 Shore Road **City** Pocasset **State** MA **Zip** 02559

Daytime Phone 508-563-7485 **Email** bourneha@capecod.net

Name of Proposal Automatic Fire Sprinkler System Installation

Address of Proposal 8 Head of the Bay Road, Buzzards Bay, MA 02532, Continental Apartments

Assessors Map 20.3 **Parcel** 59

CPA Category (circle all that apply): Open Space Historic Preservation Recreation Community Housing

CPA Funding Requested \$211,000 **Total Cost of Proposed Project** \$211,000

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

- **Goals:** What are the goals of the proposed project?
- **Community Need:** Why is this project needed? Does it address needs identified in the current Local Comprehensive Plan?
- **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
- **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
- **Credentials:** How will the experience of the applicant contribute to the success of this project?
- **Success Factors:** How will the success of this project be measured? Be as specific as possible.

General Selection Rating Criteria

The project must meet all the legal criteria of the Community Preservation Act. The project must be well documented and provide sufficient information to be feasible. The following criteria will be considered as the project is evaluated. However, meeting all of the criteria does not guarantee CPC support for the project. *(Score each question as follows: Y for Yes, N for No, N/A for Does Not Apply. Scores will be totaled and averaged by the number of rating members)*

- N 1) Does the project have other sources of funding? If so, indicate percentage.
- Y 2) Does the project require urgent attention?
- Y 3) Does the project serve a currently underserved population?
- N 4) Does the project preserve a threatened resource?
- N/A 5) Is the project consistent with existing Bourne Planning Documents such as the Local Comprehensive Plan or Open Space Plan?
- N/A 6) Does the project fit within the current or already proposed zoning regulations?
- Y 7) Does the project have a means of support for maintenance and upkeep?
- Y 8) Does the project involve currently owned municipal assets?
- N 9) Does the project have two other sources of funding?
- N 10) Does the project have more than two other sources of funding?
- N 11) Does the project involve two core concerns of the CPA?
- N 12) Does the project involve all three-core concerns of the CPA?
- ? 13) Does the project have community support?
- Y 14) Does the project have sufficient supporting documentation?
- Y 15) Does the project have support from another Board or Committee?
- Y 16) Does the project provide a positive impact to the community?
- N/A 17) Does the project have the support of the majority of immediate abutter?

Affordable Housing Selection Criteria

Check each line as it applies:

- Y 1) Will this involve the renovation of an existing building? If so,
Y Is the building structurally sound?
Y Is it free of lead paint? (this would be necessary if children are to live there)
Y Is it free of asbestos, pollutants, and other hazards? Is there Town sewerage?
N/A Is the septic system in compliance with Title 5?
Y Does the building comply with building and sanitary codes?
N Is it handicap accessible?
N Is this a conversion of market rate to affordable housing?
N Is this a tax title property?
- N 2) Does this project involve the building of a new structure? If so,
N/A Will the structure be built on tax title property?
N/A Will it be built on Town owned land?
N/A Will it be built on donated land?
N/A Are there other grants available to help fund this project? Explain.
N/A Are there other programs such as Habitat for Humanity involved?
N/A Will the project be built on a previously developed site?
- N/A 3) Does the project provide housing that is similar in design and scale with the surrounding community?
- Y 4) Does this serve the 60% income level population?
- Y 5) Does this serve the 80% income level population?
- Y 6) Will this be geared to one age group?
- ? 7) Is this infill development?
- N/A 8) Will there be more than two bedrooms?
- N/A 9) Will it be located near conveniences (grocery, mass transit, etc.)?
- ? 10) Does this project fit with the Master Plan?
- Y 11) Will there be multiple units?
- Y 12) Is long term affordability assured?
- Y 13) Will priority be given to local residents, Town employees, or employees of local businesses?

The intent of the proposed project is to install an automatic fire sprinkler system in the Bourne Housing Authority property located at 8 Head of the Bay Road, known as The Continental Apartments. The goal of the project is to ensure the protection of the investment that the Bourne Housing Authority made in the property that provides housing to over 30 of the town's seniors. The project will include the sprinkler system, connection to the water service, engineering costs, a generator to ensure that there will be no water damage to the building in the event of a power loss, and any other associated fees and costs.

Currently, the building is protected with an automatic fire alarm system that is monitored by the Bourne Fire Department. The existing system is designed for occupant notification and fire department notification purposes only, it does not allow for protection of the building. The preservation of the building with a sprinkler system would also have the added goal of further preservation of life. While the alarm system provides early notification to the residents for the need to evacuate, the sprinkler system will provide the opportunity of added time to safely evacuate by controlling the fire until the fire department can arrive. The sprinkler system will not extinguish a fire, it will control it, and prevent the fire from spreading, thus enabling safe evacuation of residents, and minimizing the extent of the damage to the building itself. Controlling a fire would limit the structural damage to the building, which in addition to the safer evacuation of occupants, would also have the benefit of providing a safer work environment for the firefighters.

While the project directly does not address the local comprehensive plan, it would allow for the preservation of a building that provides much needed housing to over 30 senior Bourne residents. If the building were to be destroyed by fire, it would necessitate the relocation of the residents, and many, if not all of their possessions would be destroyed. There is clearly a need for affordable housing for our seniors, which make up a significant portion of the population of the Town of Bourne.

The fire department has filed a joint application for this project, along with the Bourne Housing Authority. Both groups see the need and benefit of a sprinkler system installed in the building. If the exact same building were to be built today, an automatic sprinkler system would be required. Once funds were approved for the project, it could begin immediately. Quotes would need to be obtained, and the system would need to be engineered and designed. The actual construction would take place at a later date, but the beginning phases could start immediately.

Deputy Fire Chief David Pelonzi has been a member of the fire service for over 18 years, with 15 of those years spent actively involved in fire prevention. He is trained as a fire and life safety educator and has given numerous presentations to groups of all ages on fire safety. In addition, for the past seven years, the Deputy has been the primary person responsible for residential and commercial plans review, permitting, and fire inspections for the Bourne Fire Department. In

addition, he is a member of the Fire Prevention Association of Massachusetts, whose mission is to provide the members of the fire service community, the citizens of the Commonwealth of Massachusetts, its visitors and guests with education, knowledge, understanding and enforcement of the laws, regulations and codes to provide for a fire safe environment through fire prevention. He has seen, firsthand the devastating effects of fire, both the physical damage to personal property, as well as the human cost in lives and psychological trauma.

Barbara Thurston has been the Executive Director of the Bourne Housing Authority for sixteen years and has been working in the public housing industry for twenty-nine years. She has extensive experience and knowledge of the procurement laws and would be able to proceed with this project immediately.


The immediate success of the project will be the installation of the sprinkler system, however, it is the hope of the applicants that they never see the sprinkler system need to function to protect the building. The system will serve as an insurance policy to protect the investment of the Bourne Housing Authority that will hopefully never be called upon, due to a fire.

The estimated cost of the project is broken down as follows: \$150,000 for the interior sprinkler work, \$15,000 for the underground water main work; \$15,000 for engineering costs; 2,600 for the Development Fee from Buzzards Bay Water District; \$28,000 for the emergency generator. There is no other funding available for this project, and if the grant is not awarded, the property will remain the same. There is a required quarterly maintenance of the system that will test the system in accordance with industry standards. This will ensure that the system is always ready to function, if needed, in the event of a fire. The quarterly maintenance fee of \$400 will be covered by the operating budget of the Bourne Housing Authority.

We certify the following:

1. That the applicants have filed all State (Commonwealth of Massachusetts) tax returns and paid all State and Town taxes under law.
2. Under the provisions of Chapter 701 of the Acts of 1983, the applicant's application is in all respect bona fide, fair and made without collusion or fraud with any other person. As used in this section, the word "person" shall mean any natural person, joint venture, partnership, corporation, union, committee, club or other business or legal entity.
3. The applicants have not engaged in any unlawful discrimination based upon race, color, religious creed, national origin, sex, sexual orientation or veteran status and has complied with Town of Bourne affirmative action policies and practices with respect to their application.


BOURNE FIRE/RESCUE


Barbara Thurston
Bourne Housing Authority 1/16/15

QUITCLAIM DEED

We, GARDNER NIGHTINGALE also known as GARDNER S. NIGHTINGALE and HANNELIESE NIGHTINGALE, husband and wife, of Off Marilyn Avenue, Bourne (Monument Beach) Barnstable County, Massachusetts

For consideration paid of SEVENTY THOUSAND AND 00/100 (\$70,000.00) DOLLARS

Grant to BOURNE HOUSING AUTHORITY,

8 HEAD of the Bay Road

With QUITCLAIM COVENANTS

BUZZARDS BAY, MASSACHUSETTS - 02532

J.M.
T.N.

The land situated in Bourne, Barnstable County, Massachusetts, bounded and described as follows:

PARCEL ONE

- NORTHEASTERLY by a portion of land now or formerly of Leon A. Burgess, as shown on the hereinafter mentioned plan, six hundred eleven and 09/100 (611.09) feet;
- SOUTHEASTERLY by Lot 3, as shown on said plan, two hundred eighty-two and 31/100 (282.31) feet;
- SOUTHWESTERLY by Colonel Drive, as shown on said plan, in two courses, the first of which is forty and 25/100 (40.25) feet, and the second of which is in an arc having a radius of 25.00 feet, a distance of thirty-two and 15/100 (32.15) feet;
- SOUTHWESTERLY SOUTHERLY AND SOUTHEASTERLY by Colonel Drive, as shown on said plan, in an arc having a radius of 60.00 feet, a distance of two hundred seventy-six and 13/100 (276.13) feet;
- SOUTHWESTERLY by land now or formerly of Ronald Tocco and a portion of land now or formerly of Craigfam Realty Trust, as shown on said plan, three hundred thirty-five and 87/100 (335.87) feet; and
- WESTERLY by Lot 2, as shown on said plan, three hundred sixty-six and 85/100 (366.85) feet.

Bo

Johnson, Barry

From: Johnson, Barry
Sent: Wednesday, December 10, 2014 11:22 AM
To: Greene, Martin
Subject: FW: NOTICE: of AVAILABILITY OF APPLICATIONS FOR COMMUNITY PRESERVATION PROJECTS FOR FY'2016

Chief: after talking to the people at the Community Preservation Coalition in Boston (they are/were the major sponsors of the CPA Act) here is what I think can be done using CPA \$ for the Continental Apts.per your inquiry:

- a) The key word here is "PRESERVATION": Protect personal or real property from injury, harm or destruction". **This language pertains to the building's housing units themselves.**
- b) It would seem reasonable that CPA \$ could be used for fire suppression purposes as long as the goal is that if there ever was a fire in one of the units...the sprinklers etc. would come on and thereby preserve the bldg..
- c) On the GENERATOR: that is different in that it would be used to provide lights/heat if the power goes out vs. protecting the units from "harm"...thereby CPA \$ CANNOT be used for this purpose.
- d) If you feel the generator would be used in some way to PROTECT THE UNITS...then you would have to certify to the committee exactly how that will be done.

Finally, THANKS for your email and I would gladly discuss this item further if you want. It would also have to be approved for expenditure by Bob Troy...if again...the CPA \$ are being asked for anything other than protection of the actual units.
BJ

From: Johnson, Barry
Sent: Monday, December 8, 2014 10:36 AM
To: 'katherine.roth@communitypreservationcoalition.org'
Subject: FW: NOTICE: of AVAILABILITY OF APPLICATIONS FOR COMMUNITY PRESERVATION PROJECTS FOR FY'2016

Katherine: please review. Thanks. BJ

From: Johnson, Barry
Sent: Monday, December 8, 2014 10:29 AM
To: 'kroth@communitypreservation.org'
Cc: Greene, Martin
Subject: FW: NOTICE: of AVAILABILITY OF APPLICATIONS FOR COMMUNITY PRESERVATION PROJECTS FOR FY'2016

Kathy: This email is from our Fire Chief...can we use CPA \$ for this purpose...it seems it might fit under "preservation"...this is an elderly housing complex that is operated by the Bourne Housing authority...an municipal entity separate from the Town...it was previously used as an motel...been converted to this use years ago.

Please advise back as soon as you are able please. BJ

From: Greene, Martin
Sent: Friday, December 5, 2014 1:27 PM
To: Johnson, Barry
Subject: RE: NOTICE: of AVAILABILITY OF APPLICATIONS FOR COMMUNITY PRESERVATION PROJECTS FOR FY'2016

Would the addition of fire sprinklers and or an emergency generator to provide heat and lights fall under CPA money? For 8 Head of the Bay Rd. ? (Continental Apts.)

Respectfully,

Martin Greene CFO EMT-P
Fire Chief
Bourne Fire & Rescue
130 Main St.
Buzzards Bay, MA. 02532
www.bournefire.com
O 508-759-4412
F 508-759-9585

Begin with the End in Mind: Stephen Covey

Please be advised that the Massachusetts Secretary of State considers e-mail to be a public record, and therefore subject to the Massachusetts Public Records Law, MGL c. 66, § 10.

From: Johnson, Barry
Sent: Wednesday, December 03, 2014 11:48 AM
To: All Selectmen; All Department Heads; All Remote Dept Heads
Cc: Guerino, Thomas; riordan-smith@comcast.net; Gratis, Ann
Subject: NOTICE: of AVAILABILITY OF APPLICATIONS FOR COMMUNITY PRESERVATION PROJECTS FOR FY'2016

All: this to let you know that Applications for Community Preservation (CPA) Project funding for FY'2016 are now available in the Clerk's office.

CPA funds may be used for projects involving **OPEN SPACE; COMMUNITY HOUSING; RECREATION; AND THE PRESERVATION AND RESTORATION OF HISTORIC RESOURCES. THE APPLICATIONS MUST BE FILED BY JANUARY 16, 2014 back with the Clerk's office.**

If you have any questions...please contact me at your earliest convenience. Thank You!

Barry Johnson, Chair, Community Preservation Committee

Katherine Roth
Associate Director
Community Preservation Coalition
10 Milk Street, Suite 810
Boston, MA 02108
(617) 367-8998
katherine.roth@communitypreservation.org<mailto:katherine.roth@communitypreservation.org>

The Community Preservation Coalition renders neither legal opinions nor legal advice, and recommends consulting with an attorney.

>>>

From: "Johnson, Barry" <BJohnson@townofbourne.com>
To: "katherine.roth@communitypreservation.org" <katherine.roth@communitypreservation.org>
Date: 1/29/2015 10:24 AM
Subject: FW: QUESTION: USE OF CPA \$ TO PAY FOR UTILITIES RELATED TO A PROJECT
Katherine: please review and let me know your thoughts. thanks. Barry Johnson

From: Johnson, Barry
Sent: Thursday, January 29, 2015 10:08 AM
To: kroth@communitypreservationcoalition.org
Cc: Nelson, Jonathan
Subject: FW: QUESTION: USE OF CPA \$ TO PAY FOR UTILITIES RELATED TO A PROJECT

Katherine: please review and advise back when you can. Thanks. Barry Johnson

From: Johnson, Barry
Sent: Thursday, January 29, 2015 9:56 AM
To: katherine.roth@communitypreservationcoalition.org
Cc: Nelson, Jonathan
Subject: QUESTION: USE OF CPA \$ TO PAY FOR UTILITIES RELATED TO A PROJECT

Katherine: we have another question as it relates to a Historic Project....as part of an Applicants budget request....they have included a request for CPA to off-set some of their utilities cost during their construction phase{s}. The Town has sold to a private non-profit an historically significant building that was formally a school that will be converted into cultural center....while maintaining its historic significance pursuant to the Sec of Interior standards. The Historic Restriction is being presented to Mass Historic etc....and we are near finalizing a Grant Agreement.

Therefore, in your opinion, is the use of CPA \$ allowable to off-set some of their utility costs? My first impression is no...but wanted to check with you for direction. Thanks! Barry Johnson

Johnson, Barry

From: Johnson, Barry
Sent: Thursday, January 29, 2015 11:06 AM
To: Katherine Roth
Subject: RE: FW: QUESTION: USE OF CPA \$ TO PAY FOR UTILITIES RELATED TO A PROJECT

As always...THANKS! BJ

From: Katherine Roth [Katherine.Roth@communitypreservation.org]
Sent: Thursday, January 29, 2015 11:00 AM
To: Johnson, Barry
Cc: Stuart Saginor
Subject: Re: FW: QUESTION: USE OF CPA \$ TO PAY FOR UTILITIES RELATED TO A PROJECT

Hi Barry:

You're right, CPA funds cannot pay for utility costs or other "soft" or operating costs, or for maintenance.

CPA funds can only be used to rehabilitate the historic structure - where rehabilitation is defined as follows:

MGL Chapter 44, Section 2:

"Rehabilitation", capital improvements, or the making of extraordinary repairs, to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, lands for recreational use and community housing functional for their intended uses, including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes; provided, that with respect to historic resources, "rehabilitation" shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68; and provided further, that with respect to land for recreational use, "rehabilitation" shall include the replacement of playground equipment and other capital improvements to the land or the facilities thereon which make the land or the related facilities more functional for the intended recreational use.

and where "capital improvements" are defined as follows:

MGL Chapter 44, Section 2:

"Capital improvement", reconstruction or alteration of real property that: (1) materially adds to the value of the real property, or appreciably prolongs the useful life of the real property; (2) becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself; and (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.

I hope this is helpful. Glad to hear that you are using a Grant Agreement!

Best,
Kathy

Johnson, Barry

From: Johnson, Barry
Sent: Monday, February 9, 2015 11:44 AM
To: Robert Troy
Subject: FW: NOTICE: of AVAILABILITY OF APPLICATIONS FOR COMMUNITY PRESERVATION PROJECTS FOR FY'2016

Bob: would you please review this email from the Fire Chief as to whether or not we can spend CPA \$ on the GENERATOR that is part of this project. The Community Preservation Coalition feels that we cannot....but the Project Applicants feel that without the Generator is an integral part of the project. The CPC will need your advice prior to our making a recommendation.

RIGHT AFTER I SEND THIS EMAIL>>>>I AM SENDING YOU A COMPLETE LISTING OF FY 2016 CPA APPLICATIONS AND THIS PARTICULAR ONE IS ENTITLED." FIRE SPRINKLER SYSTEM FOR CONTINENTAL APARTMENTS".

Need any more info...let me know. Have Gail send me this invoice. Thanks. BJ

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Martin Greene CFO EMT-P
Fire Chief
Bourne Fire & Rescue
130 Main St.
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www.bournefire.com
O 508-759-4412
F 508-759-9585

Begin with the End in Mind: Stephen Covey

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From: Johnson, Barry

Sent: Wednesday, December 03, 2014 11:48 AM

To: All Selectmen; All Department Heads; All Remote Dept Heads

Cc: Guerino, Thomas; riordan-smith@comcast.net; Gratis, Ann

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If you have any questions...please contact me at your earliest convenience. Thank You!

Barry Johnson, Chair, Community Preservation Committee

Johnson, Barry

From: Pelonzi, David
Sent: Friday, April 3, 2015 11:35 PM
To: Johnson, Barry
Cc: bourneha@capecod.net
Subject: FW: CPC information request

Barry,

I did not have the email below until after I had attended the meeting at BMS, but I wanted to submit it as supportive documentation for the application for the sprinkler system and generator at 8 Head of the Bay Road. While I understand that the Ayer project was a historic project, not housing, it does explain the significance of the generator in protecting the building from damage. I hope that this helps, and if you have any questions, please do not hesitate to contact me.

As I mentioned before, I will be unable to attend the meeting with the finance committee in April, because I will be at the national fire academy. If you need to have a written statement, I will be happy to furnish it. Please let me know, because I do not leave until the 11th. Thank you very much, and take care.

Respectfully,

David S. Pelonzi
Deputy Fire Chief
Bourne Fire/Rescue and Emergency Services Department
130 Main Street
Buzzards Bay, MA 02532
www.bournefire.com
(508) 759-4412, ext. 267
Fax: (508) 759-9585

From: Carly Antonellis [cantonellis@ayer.ma.us]
Sent: Tuesday, March 31, 2015 3:06 PM
To: Pelonzi, David
Subject: FW: CPC information request

Hi David -

Please see the email below from the TA.

Hope you find this information helpful!

Carly

Carly M. Antonellis
Assistant to the Town Administrator
Town of Ayer

1 Main Street
Ayer, MA 01432
978-772-8220
cantonellis@ayer.ma.us

Dear Carly,

The Town was awarded CPC Funds for a Generator for the Ayer Town Hall under the Historic Preservation Category of the CPC.

The rationale was that the Ayer Town Hall is a historic building (with a Mass Historic Preservation Restriction) and that in the event of a power failure during cold weather, the pipes of the Ayer Town Hall water supply and fire sprinkler system could freeze and burst. This almost became a reality during the December 2008 ice-storm that hit Ayer and the North Central Region.

Fire Chief Pedrazzi also testified to Town Meeting regarding the importance of an emergency generator to insure adequate temperature control to prevent any damage to the building. Additional benefits to the Generator (though not CPC historic) are that it enables the Town Hall to be used as a potential emergency shelter and for the Town Hall to fully operate in the event of a prolonged power outage.

Robert

Robert A. Pontbriand
Town Administrator

Town of Ayer
1 Main Street
Ayer, MA 01432
978-772-8220

-----Original Message-----

From: Pelonzi, David [mailto:DPelonzi@townofbourne.com]
Sent: Monday, March 30, 2015 4:00 PM
To: Carly Antonellis
Subject: CPC information request

Ms. Antonellis,

Thank you so much for your assistance with my request. On the Massachusetts CPC website, they show that the Town of Ayer was awarded a CPC grant for a generator for town hall to prevent burst pipes. I was looking to see if the burst pipes would be related to domestic water and/or a fire sprinkler system. Any information would be greatly appreciated. Thanks again.

Respectfully,

David S. Pelonzi
Deputy Fire Chief
Bourne Fire/Rescue and Emergency Services Department
130 Main Street
Buzzards Bay, MA 02532