

**Meeting Minutes of the  
Town of Dennis  
Community Preservation Committee  
May 25, 2023 - 7pm  
Prue Meeting Room**

DENNIS TOWN CLERK  
RCVD 2023SEP13AM8:45

**This meeting took place both in person at Dennis Town Hall and remotely via conference phone** pursuant to the law signed by Governor Baker on June 16, 2021 - An Act Extending Certain COVID-19 Measures Adopted during the State of Emergency, which includes an extension, until March 31, 2023, of the remote meeting provisions of his March 12, 2020 Executive Order Suspending Certain Provisions of the Open Meeting Law.

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**Members Present:** Chairman Chris Foley, William Clark, William Collins, Henry Kelley, Frank Dahlstrom, Cynthia Stead, Jeff Treiber, Brad Bishop and Chris Lambton

Public Attendance: Nora Carey and Jack Yunits for The Cape Playhouse and Don Kelley for the YD Red Sox

**Call to Order and Declaration of a Quorum, Meeting Participation Statement and Recording Statement**

Chair Foley called the meeting to order at 7pm and read the meeting participation and recording statements.

**Review of Applications**

**Cape Cod Center for the Arts - Cape Playhouse Exterior Renovation**

Ms. Nora Carey who is the Executive Director of the organization thanked the CPC and explained that the previous grant award helped move The Playhouse forward into a new era as the building is being transformed by the much-needed renovations. The building is now tight and well-sealed and the sound in the renovated section of the building is a much better quality. A new roof was installed which replaced just sheathing and a shingle cover. Additionally, new carpets, curtains and seat cushions were installed giving a much-needed upgrade inside.

This next section of the project will address the 50' ceiling of the tower, that is again just studs and sheathing covered by only shingles. The tower is also leaning, partly because of the age of it but also because of the winds impact on the structure.

Recently, thanks to a 50/50 match with Mass Tourism, engineers were able to evaluate the Playhouse's post and beams. Their findings indicated that the tower section needed to be treated immediately to shore up the stability of the building and braces need to be installed. Some cross beams were found to not be not connected to the sidewalls because of the shift in the tower. It was recommended to use steel beams to make the tower structure stronger due to the high capacity of the weight of the structure. The entire assessment of recommendations has not yet been completed.

After the stabilization of the tower is completed, the windows will need to be reinforced. These repairs of structural work are considered to be an entire phase.

Mr. Bishop inquired on the timing of the work, if there was a “black out” period and if the contractor is willing to hold to the estimate if the project is not funded until the fall.

Ms. Carey noted that they have been working with Stello Construction throughout the project and they are aware of the funding mechanisms and would begin all the work in the fall and work during the winter as they have already done so with the first phase.

The discussion next centered around The Playhouse’s ability to fund a portion of the project phase. Both Ms. Carey and Mr. Yunits explained that the cost to run the Playhouse and the productions is quite significant. Actors are paid and housing for them for the summer season is astronomical. Fundraising drives and events are held throughout the year. Ms. Carey explained that they did pay for a large portion of Phase 1, but there are also other campus needs and funds that could be spared have been allocated to the project.

Ms. Carey further explained that the first project phase plan changed after receiving the CPA award in 2019. It was felt that before starting any work, the Playhouse and campus should be evaluated, and it was decided to have an architect create an overall improvement plan for the campus. Within that scope, a desire to upgrade the facility for educational purposes as well as build a plan for enhancements to the back of the house; in essence, create a master plan.

A master plan was created and included enlarging the back of the house, at a significant cost. The number of structural problems became evident and so it was decided to do smaller modifications and not change the building.

Both Ms. Carey and Mr. Yunits have been acting as the project manager / general contractor and the decision is to do the second phase all at once, because the stability of the building is risky.

Chair Foley indicated that the decision of funding applications will occur in July once all other applications have been reviewed. He also thanked them for their time and presentation.

### **Yarmouth-Dennis Red Sox Baseball Club - Red Wilson Field Fan Safety Project**

Mr. Don Kelley, representing the YD Red Sox Board of Directors indicated that recently the Town of Yarmouth CPC approved the grant application request for \$100K. There has been no changes since the original application submission this past winter.

Mr. Henry Kelley inquired about the authorization letter to do work on the school property from the DY School Committee as they are the owners of the property. Mr. Henry Kelley also noted that his inquiry had nothing to do with the merits of the project, but to avoid any issues in the future.

Mr. Don Kelley said he had spoken to the Chair of the DY School Committee and he did not feel it was in the school committees purview to sign off on the project. However, he will follow up on the request and report back to the CPC his findings.

### **Future Agenda Items**

Mr. Treiber requested Section 9.2 of the regarding “Duties of the Committee” be placed on a future agenda for discussion and examination of compliance.

Chair Foley asked Mr. Treiber to give a report / outline and a history of how he feels the Committee is not fulfilling their tasks. The discussion will be included on the June 22, 2023 agenda.

Chair Foley indicated also that Mr. Pineau of the Recreation Dept. has notified him of recent difficulties with the renovations to the pavilion at the Johnny Kelley Park and he would like to discuss this further as to how it may affect the grant award. Mr. Pineau will be invited to the June 8, 2023 meeting.

Also, the Dennis Housing Authority will look to begin the rent subsidy expenditures in June and therefore will seek funding approval. Chair Foley will have more information on this at the June 8, 2023 meeting.

**Review and approve of Minutes May 11, 2023**

**Mr. Clark made a motion to approve the minutes as presented. Mr. Lambton seconded the motion. Mr. Treiber and Mr. Bishop abstained from the vote and all others voted in favor; 7-0-2.**

**The meeting was moved to be adjourned at 8:05 pm by Mr. Kelley and seconded by Mr. Dahlstrom. All voted in favor.**

**Respectfully submitted,  
Amanda Lapierre  
CPC Coordinator**

Documents Reviewed and Available Upon Requested  
Meeting Minutes May 11, 2023