

**COMMUNITY PRESERVATION COMMITTEE
REGULAR MEETING AND PUBLIC HEARING MINUTES
THURSDAY
APRIL 13, 2023
(Conducted via Google Meet)**

Members Present: Betty Slade, Chair
 Timothy Gillespie
 Hugh Morton
 Dale Weber
 Philip Weinberg
 Mark Schmid
 Garrett Stuck

Absent Member: John Bell

Also present were Fernando Larginha, Jenny O'Neill, Albert Lees, Yvonne Barr, Ann Boxler, Robert Barboza and Jim Sabra

The Regular Meeting was called to order by Chair Betty Slade at 6:32 p.m. with the Pledge of Allegiance.

Announcements by Chair were as follows:

The period for conducting meetings via remote participation has been extended to 2025. Pursuant to Governor Healey's March 29, 2023 Order Suspending Certain Provisions of the Open Meeting Law, General Laws, Chapter 30A, §18, this meeting of the Westport Community Preservation Committee is being conducted via remote participation. No in person attendance of members of the public is required, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to or view this meeting while in progress may do so by following the remote links listed on the posting online. An audio recording of this meeting will be posted on the town's website as soon as we are able.

1. Approval of Minutes of January 12, 2023.

Mr. Morton made a motion to approve the minutes of the January 12, 2023 meeting. Mr. Gillespie seconded the motion. The motion was passed unanimously with Hugh Morton, Mark Schmid, Philip Weinberg, Garrett Stuck, Tim Gillespie, and Betty Slade voting aye in a roll

call vote. Ms. Weber abstained from voting as she was not present at the meeting.

2. Westport United Youth Soccer

Fernando Larginha addressed the Committee. He stated that the electricity has been completed in November 2022. The funds are to be released to Reynolds Electric from FY19 CPA project WUYS project funds. He will advise Reynolds Electric to send the bill to CPC at the Town Hall for payment. Mr. Larginha said that he has received only one (1) bid for the well. No irrigation is being installed at this time. He said he will continue to receive two (2) other bids and will request a meeting to approve the lowest bidder.

Chair Slade said that what is needed is a good company to do the work, not necessarily the cheapest bid.

Mr. Larginha boasted that the fields are being used with many games being played, a great showing of participants and having several teams playing in the Fall. He said there was \$4,000 spent on sod and upgrading the fields.

Mr. Gillespie praised Mr. Larginha and others who make these types of programs succeed, their volunteer work to support children's activities. Mr. Larginha said the fields have been operational since 2013.

3. Westport Historical Society Bell School RFP

Chair Slade said that the WHS RFP is before the Committee for approval. She stated that she has reviewed the RFP and has been in communication with Yvonne Barr to discuss the details.

Mr. Schmid said that there are several drawings and specifications included with the bid. He stated that the goal is to issue the RFPs by the end of April. He also noted that the climate for the building and the cost of project are crucial in the bidding. There are several potential contractors and the bids will be opened at the end of May. Once the bids are opened, there may be further questions to the contractors for purposes of having all the required information so that a decision can be made as to the contractor for the project.

Chair Slade noted that the Westport Historical Society is a private entity and, therefore, is not subject to prevailing wages and the normal procurement standards to which Town projects are tethered.

However, Denise Bouchard in the Select Board's Office will time stamp and keep the bids until their opening.

Al Lees stated that the WHS has made every effort to send the RFPs to local contractors, (e.g. Westport, Dartmouth, Little Compton, Fall River, Tiverton), keeping the funds within the local economy.

Mr. Schmid said that the WHS has been advised that the building requires substantial reinforcement and additional joists. This was discovered during the work on the first floor ceiling. He also noted that contractors will be asked to provide costs for alternate plans, whether or not to exclude some of the work or discuss ways in which the work can be performed at a lesser cost.

Chair Slade complimented the members of the WHS for their commitment to accomplishing this project. She said that, in addition to CPA funds, there are private funds being utilized here as well.

Mr. Lees commended Mr. Schmid for his working with the WHS.

After discussion, motion was made by Mr. Morton to approve the Bell School RFP. Ms. Weber seconded the motion. The motion was passed unanimously with Hugh Morton, Mark Schmid, Dale Weber, Philip Weinberg, Garrett Stuck, Tim Gillespie and Betty Slade voting aye in a roll call vote.

4. Affordable Housing Trust Update

Jim Sabra, the Acting Chair of the Affordable Housing Trust, attended the meeting. With Liz Collins' resignation, the Housing Authority has not yet appointed a representative for the CPC. Robert Barboza, the Clerk and Temporary Housing Officer of the Affordable Housing Trust, was also present.

Mr. Sabra said that because the AHT has been in existence for some time now, there is historical data that shows the projects that have been accomplished. Unfortunately, the increase in prices for real estate has made it difficult to acquire property to provide affordable housing.

Chair Slade inquired about the Habitat for Humanity project.

Mr. Sabra stated that Habitat for Humanity is a great project, constructed by volunteers and he anticipates that two (2) units will be ready for occupancy by the end of the year.

Mr. Barboza confirmed that the \$400,000 that had been received from CPA funds were still available to purchase real estate. He also stated that, although there are State grant funds available, those are granted on a project-specific basis, that is, a project must already be in process with a site secured and an RFP in progress.

Mr. Sabra said that the Trust attempted to acquire the property on Route 177 owned by the Diocese of Fall River, however, a private developer out-bid the Trust to purchase the property.

Chair Slade asked about utilization of the former high school property as low income housing.

Mr. Sabra said that the AHT submitted a proposal to the Long Term Building Committee. He anticipates the Trust will be involved in utilizing the existing high school building itself and the land as new construction.

Mr. Schmid discussed future projects on Route 6, with the possibility of various parcels being open for development opportunities.

The Committee further discussed the future of the Route 6 corridor and the former high school.

5. Resignation of Elizabeth Collins - Housing Authority

Chair Slade said that the Committee is aware that Elizabeth Collins has resigned from the Committee. She said she would be sending a "thank you" letter to Ms. Collins on behalf of the Committee.

6. Town Hall Annex Projects Update

The first project to discuss was the FY15 Town Hall Annex Gym Re-Hab and Access project. Mr. Gillespie stated that there may be further painting and repairing, requiring payment. Therefore, he suggested that the funds do not get swept at this time.

There was brief discussion as to whether some of the funds should be swept, however, Chair Slade said that it may be more of an issue to sweep partial funds and, therefore, the entire amount should remain for the project.

Mr. Gillespie said that the FY21 Town Hall Annex Rear Recreation Project is still in process and he suggested the funds remain for that project.

Mr. Gillespie said that he would go to the Council on Aging to view the chimney issue that Mr. Bell had been previously monitoring, and the FY22 COA roof funds will remain and not be swept at this time.

Chair Slade said that the FY 17 Town Records project funds should not be swept. She will discuss the project with the newly-elected Town Clerk Kristin Stinson.

Regarding the use of the FY20 Point Terminus funds, Mr. Stuck said that he would discuss using these funds for research at the Point with Westport Historical Commission at the next meeting so these funds should not be swept.

Chair Slade said the FY22 gravestone restoration project has been an amazing project. The team of volunteers has repaired more than 800 stones; cleaned 1,500 stones; and the Facebook web page shows the research of the cemeteries. Also installed at Friends North Cemetery were flowering trees, a bench and a sign that talks about the history of the cemetery - all private donations.

7. CPC Handout for Town Meeting

Chair Slade said that the Handout for Town Meeting includes the Snell Creek Conservation Restriction written by Allen Decker from the Buzzards Bay Coalition. She said that the Handout is part of the warrant, and if there are any further revisions, those should be done as soon as possible for final approval by Steve Fors prior to distribution. John Bell did the first draft of the handout this year.

8. 2022 CPC Annual Report Given to Denise Bouchard

Chair Slade said the 2022 CPC Annual Report has been submitted to Denise Bouchard for publishing in the Town's Annual Report. John Bell did the first draft of the Report.

9. CPC Expense Accounts as of March 2023

Chair Slade said that she included a spreadsheet of the CPC Expense Accounts.

10. Article 21-CPC Warrant Article for May 2, 2023 Town Meeting

Chair Slade discussed CPC Warrant Article 21 for Town Meeting.

11. Report to Select Board, FinCom

Chair Slade said she had sent the included report to the Committee for review. She met with the Select Board and the FinCom. She noted that Mr. Morton was very helpful with the Finance Committee.

12. Table on Land, CR, APR Purchases with CPA Funding Table for the town website.

13. All CPC Projects by Category Table for the town website.

Chair Slade noted the two tables in 11 and 12 will be posted on the CPC's web page of the Town's website as updated tables.

14. Any other business not reasonably anticipated

None.

15. Correspondence

None.

16. Contract for GIS Services for Cemetery Project (Admin Funds)

Clair Slade that CGIS Mapping will be submitting a bill for mapping the cemeteries on the Westport GIS. She said she worked with Theo Gabriel of the Assessor's Office and Sharon Potter, retired supervisor at the Assessor's Office, to get this accomplished.

Mr. Gillespie made a motion to approve the contract and to pay for the invoice of CGIS Mapping. Mr. Morton seconded the motion. Mr. Gillespie said that the cemetery project has been astounding, with Chair Slade's help. The new information will show exactly the location of all the cemeteries in the Town of Westport. Chair Slade praised the extraordinary efforts of Todd Baptista, Troy Rebello, Laura Oliveira and Dawn Young. She said she hoped the Town will take control of the private cemetery website where all the information may be accessed. The Cemetery Department, Planning Board and Veteran's Agent, and researchers all over the world utilize the website. The motion was passed unanimously with Hugh Morton, Mark Schmid, Dale Weber, Philip Weinberg, Tim Gillespie, Garrett Stuck and Betty Slade voting aye in a roll call vote.

17. Bills

The R.A.D. Sports bills to be paid for the fencing and dugouts at the WYAA in the amounts of \$98,140 and \$135,900 have been submitted for payment. The work included: site mobilization, site survey and layout, chain link fence material, prep slabs, foul poles, installing the chain link fencing and project closeout.

Mr. Gillespie made a motion to approve payment of the bills. Ms. Weber seconded the motion. The motion was passed unanimously with Hugh Morton, Mark Schmid, Dale Weber, Garrett Stuck, Tim Gillespie, Philip Weinberg and Betty Slade voting aye in a roll call vote.

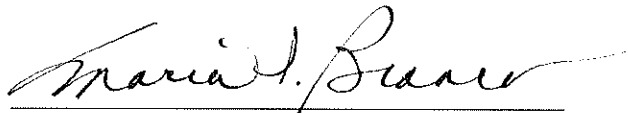
18. Next Meeting: May 2, 2023 at 6:30 p.m. at Town Meeting.

Chair Slade said that, originally, she thought it might be necessary to meet prior to Town Meeting; however, she believed that the Committee was prepared for Town Meeting and the meeting prior would not be necessary.

The next meeting is scheduled for Thursday, June 8, 2023.

There being no further discussion, Mr. Gillespie made a motion to adjourn the meeting at 7:45 p.m. Mr. Morton seconded the motion, which was passed unanimously with all members voting aye.

Respectfully submitted,



Maria I. Branco, Clerk
Community Preservation Committee

APPROVED:


Betty Slade, Chair

Attachments:

CPC Minutes of January 12, 2023
Town Warrant Article 21
Bills