



## COMMUNITY PRESERVATION COMMITTEE

### MINUTES OF REGULAR MEETING

**Thursday, September 12, 2019**

Chair Betty Slade called the regular meeting to order at 6:34 pm with Hugh Morton, Janet Jones, Elizabeth Collins, Dale Weber, James Watterson, John Bell. Vice-Chair Tim Gillespie arrived 6:45 p.m.

#### **Minutes.**

August 8, 2019. Motion by Ms. Collins to approve. Seconded by Ms. Jones. The vote was 7 in favor with Mr. Bell abstaining. Mr. Gillespie had not yet arrived.

#### **Regular Meeting Items**

a. **Westport Historical Society. RFP results for the projects: Bell School Roof and Tower and Handy House Roof projects. Choices of contractors.**

Jenny O'Neill, Executive Director of the Historical Society and Charley Appleton, member of the WHS Facilities Committee, were before the Board. They presented the bids for the two projects listed above.

**The Bell School Roof and Tower ( appropriated funds \$166K).** The bids ranged from \$67K to over \$300K. The higher bid was rejected outright as it was above the funds available. The contractor submitting the lowest bid did not meet the criteria in the RFP that the bidder must have significant experience in historical building. His references were for non-historic houses. The lower bid was rejected. The middle bidder had failed to include his liability insurance certificate in the bid package which normally is a disqualification. Another middle bidder, Heritage Restoration, has extensive experience in historic building and excellent references, had attended the bidders' meeting and shown great capability. WHALE and the Historic Clements House in New Bedford recommended them. The WHS Board and their architect voted unanimously to recommend Heritage Restoration's bid.

The bid was \$74,750 for the Bell School Towner and \$90,250 for the roof for a total of 165K. There are sufficient appropriated funds.

**Handy House Roof (appropriated funds \$113,000)**

The lowest bid was rejected on the same basis as that for the Bell School work. The highest bid was rejected. The second lowest bid was rejected for the same reasons the bid from Heritage Restoration was \$102,000 below the appropriated funds and was recommended unanimously by the WHS to the CPC.

After extensive discussion to make sure that the bidders were being treated correctly, a motion was made by Mr. Morton to approve the bids from Heritage Restoration, Inc. Seconded by Ms. Weber. The vote was unanimous with all in favor.

b. **CP-3 Annual Report on Projects Status.** Ms. Slade gave a summary and noted that the state has started requiring individual projects from the Affordable Housing Trust. Mr. Aray, Housing Specialist, has been providing that information for the last 3 years. In addition it is necessary to review all previous incomplete projects to be sure their status is

correct. She completed the form on line. Mr. Bell will take over the entries next year. Ms Slade invited members to check out the various projects from all over the state, which are shown on the Community Preservation Coalition website.

c. Reports on outstanding projects by CPC Liaisons.

- 1) FY19 Council on Aging Project. The Senior Center: Per John Bell, tower shingling is complete; final painting in a few weeks.
- 2) FY15 Town Hall Annex Gym project: Mr. Gillespie has redesigned a handicapped ramp in the gym and this is will be funded from part of the FY15 Town Hall Annex Gym project.
- 3) FY14 Playground handicapped Access and Rehabilitation Project. Annex playground Rehab: the Recreation Commission is considering the necessary rehabilitation of the area behind the Town Annex. This may come within the purview of the FY14 playground handicapped access and rehabilitation project, which has remaining funds. Ms. Slade suggested that she and Mr. Gillespie review the submission for that project to see if it can the source of funds. Otherwise the recreation commission may be submitting a project submission form..
- 4) FY19 Town Hall Annex Roof project. Mr. Gillespie stated that there is need to address some of the leaks resulting from the new roof under this project.
- 5) Noquochoke Village: Ms. Collins stated that the project is complete and it is fully occupied. She noted that 300 people have submitted application. There are ongoing projects for the residents. She invited members to visit the site.

## Regular Meeting Resumed.

d. Point Terminus Historic Survey. Status of contract with Sean Leach.

Ms. Slade noted the contract was signed and is comprehensive including CPC's desire for Mr. Leach to work with the immediate neighbors and have a meeting with the CPC inviting all interested parties.

e. Sweeps to be considered.

None at this time.

**Any other business not reasonably anticipated.**

None.

**Correspondence.**

None.

**Bills.**

- FY19 Council of Aging Re-shingling of Front tower- Alan Pelletier \$7,450.00
- FY19 Westport Estuaries Assessment/Restoration – Kleinfelder – Public Outreach - \$1,500.

Bills requisitioned since last meeting and checks being held for approval:

- FY20 Bell School Roof and Tower restoration – DSK Architects & Planners - \$680.36
- FY 20 Handy House Wood Shingle Roof - DSK Architects & Planners - \$680.36.
- FY17 and FY19 Preservation of Stone walls at the Head of Westport - Russells Mills Contracting \$12,580.
- FY19 Westport Estuaries Assessment/Restoration – Kleinfelder – Public Outreach - \$3,000.

Motion by Mr. Gillespie to pay all. Seconded by Ms. Weber. The vote was unanimous with all in favor.

### **7:05 Pause Regular Meeting and open public informational Meeting**

The Public Informational Hearing was opened at 7:05 pm. Ms Slade read the legal notice which is to gather input of the needs, possibilities and resources of the town regarding community preservation funding:

- a. Community Housing. Leonardi Aray, Westport Housing Specialist, did a presentation as a introduction to the requests that will be given to the CPC for FY21 CPA funding. This presentation is included in the attachments. Essentially the presentation reviewed the goals of the AHT, the categories of projects, which have been on the table for a while (2020-2018), and the requests for funding for these various projects in FY21. Tables were presented on the expenditures to date of the AHT by category, the FY20 budget and the proposed FY21 budget, the non-CPA funds, the AHT funds on hand (\$1,215,000) and the request for funding for FY21 of \$972,300. An extensive discussion asking for details during and following the presentation was held. Ms. Collins was asked to explain the AHT request for such a large sum when such funds were not available. She noted she knew that funds were limited and the request was more of a history of the AHT and the CPC could make a recommendation. Several members spoke. In summary, (1) the points made were that given the fact that there was \$1.2 million available in the account for the same type of projects, it would not be a good idea to ask Town Meeting for funding for the same type until the past project funds were used; (2) Mr. Morton and Mr. Gillespie noted that it would be helpful if the existing funds could be used for other categories in case there were not enough funds in one category and there were applicants in that category. It was added that there is little chance that all the funds would be necessary given the past difficulties in finding applicants for any of them. (3) Ms. Slade noted that it was her understanding from talking with Liz and Leonardi that with the success of the Noquochoke and demand for affordable rental housing, that another such community would be developed. It seemed to her that project had better "bang for the buck" than the individual policies had. No resolution was reached at the meeting. Ms. Slade noted that this is just a very preliminary discussion and the AHT will be expected to come in again for further discussion.

- b. Historic Preservation.

Jenny O'Neill noted that the WHS has asked an architect from DSK to help them in the redesign of the Bell School in order to facilitate correct storage of their collection asked the members to discuss collection storage. They have hired an architect, DSK, and will have drawings and a cost estimate for what will work at the Bell School. This is not an immediate project but she wanted to inform the CPC and get feedback. She added that there will be other supplementary funding for this project. There was no objection to the project at this time.

Joseph Ingoldsby, Trustee of the Library. Mr. Ingoldsby suggested digitizing some of the historic collection at the library that is not digitized. He recognized that a good portion has been done. Ms. Slade stated that she would be willing to help them get started and show what has been done. She noted that the maps have been digitized and the historic inventory and cemetery work is digitized. Mr. Ingoldsby has spoken to the trustees and

Ms. Branco. Ms. Slade noted that the history room was funded by CPA funding. The CPC indicated there was no objection to this project at this time.

Mr. Ingoldsby would also like to see some plaques in town. He felt there was not enough known about Westport history. An example is cited was the book by Betty Ann Cabral. Ms. Slade stated that there are 6 plaques around town, as well as other signage. There are the Historical Documents on the Town Website and the Westport Historical Society website as well as the Paul Cuffe website. She spoke about the African American Native American heritage trail. She noted that property holders often did not want signage on their property, but there is a Cuff Slocum sign on the solar farm on Drift Road.

c. Open Space & Recreation.

Tony Millham from the Landing Commission discussed the west side of the Head Landing. He proposed putting a proposal together to hire a landscape designer to make suggestions to make the landing more appealing to the public. He said the Landing Commission had decided to reject all memorials there such as benches and stones. He felt that the project may simply be one of plantings and trees. Ms. Slade suggested that the Landing goes up to and includes the triangle in front of the Bell School. He said that one aim was to NOT block the view of the river. The CPC indicated there was no objection to this project at this time.

Regular meeting ended at 8:30 p.m.

**Next meeting:**

October 10, 2019, time 6:30 p.m.

**Adjourn.**

Members voted unanimously in favor of adjourning at 8:38 pm.

Respectfully submitted,

Lucy Tabit  
Recording Clerk

**Attachments:**

Approved Minutes for August 8, 2019

Affordable housing presentation

Town Contract with Sean Leach

Bids for Bell School and Handy House projects