



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF REGULAR MEETING

Thursday, December 12, 2019

Chair Betty Slade called the regular meeting to order at 6:33 pm with Vice-Chair Tim Gillespie, Hugh Morton, Dale Weber, John Bell and Janet Jones. James Watterson and Elizabeth Collins were absent.

1. **Executive Session** – pursuant to the provisions of MGL c 30A section 21(a), Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body to consider the purchase or value of real estate (6).

Motion by Janet Jones to enter into executive session and to reconvene in regular session at its adjournment. Seconded by Mr. Gillespie. The vote was unanimous with all in favor.

Roll Call Vote: Slade, Aye; Gillespie, Aye; Morton, Aye; Weber, Aye; Bell, Aye; Jones, Aye.

Members reconvened the regular meeting at 7:07 pm.

2. **Minutes**

November 14, 2019. Motion by Mr. Gillespie to approve as written. Seconded by Mr. Bell. The members voted all in favor.

3. **Regular Meeting Items**

- a. Presentation of bids for stone wall preservation at Head of Westport by Landing Commission and extension of SITEC oversight of project contract.

- Tony Millham and Carl Tripp, Landing Commissioners, were present to discuss the bidders for the project. The low bidder for \$114,996.28 is Woodall Construction Company out of Norfolk. Mr. Millham checked references and found them to be sound.

Motion by Mr. Gillespie to approve the selection of the low bidder. Seconded by Mr. Morton. The vote was unanimous with all in favor.

Oversight for on-site supervision by an experienced engineer was paid for by CPC for the prior restoration work.

- The Commissioners requested a no-cost extension of that oversight. The engineer will plan to spend more time initially to review this new vendor. The original budget was for a total of \$6,500.00 and what has been expended for the prior work was only about \$1,500. There are funds available and the scope of the contract will remain the same with no additional funding required. **Motion** by Ms. Jones to approve a no-cost extension of the contract. Seconded by Mr. Bell. The vote was unanimous with all in favor.

- b. Application for new funding. Town Hall Annex rear recreation area \$57,000 Recreation Commission. Dana Stewart, Recreation Director, was present to describe the project area behind the Town Hall Annex building. The recreation area has a broken fence, decommissioned satellite dish and old stage that need a rail for safety. There are items that

need to be removed. The basketball court needs to be resurfaced. There is a need for fencing tall enough around the basketball court as there is a deep drop off into the woods. She also proposed a Gaga Ball court.

Mr. Gillespie stated that he called several fencing companies for a more accurate prices. Ms. Stewart stated the Recreation Commission is looking to make the rear area handicapped accessible and possibly place electricity in that area. Mr. Gillespie does not want to sweep the Town Hall Annex Rehabilitation Project so they can use those funds to finish the accessibility portion of that project. . Mr. Gillespie complimented what Ms. Stewart has done just the past year and the revenues have increased sharply.

Motion by Mr. Bell to approve the request. Seconded by Ms. Weber. The members voted unanimously in favor.

- c. Application for Conservation Restriction, \$20,000 for Serzan property Westport Woods Expansion North. Ross Moran, Executive Director of the Westport Land Conservation Trust (WLCT) and Stephen Sloan, land acquisition consultant, were before the committee. They provided the information for this parcel of land which is on the northerly side of Westport Woods. This project is for the acquisition of this land. The Trust will give a Conservation Restriction to the Town. This project will expand protection of existing priority habitat and provide public open space and trails on the north side of Westport Woods. **Motion** by Mr. Gillespie to approve the request. Seconded by Mr. Morton. The vote was unanimous with all in favor
- d. Application for new funding: \$447,000 Westport Affordable Housing Trust (AHT) Leonardi Aray, Housing Officer and project manager, was not able to make the meeting because of a traffic issues. AHT member Henry Lanier was present but did not present the project. Mr. Morton stated that the Trust has \$1.2 million and he asked why they need anything more. He asked if there is a prospective project in the future for these funds to be used. If there is nothing that has been committed to, then it makes no sense to increase their available funds to \$1.6 million. Mr. Morton asked if there were AHT commitments. Ms. Slade attended a previous AHT meeting and said there were commitments which would use portions of the available funds. Ms. Slade noted that there does not seem to be a commitment for SEED funding from what she heard at the last meeting of the AHT. She noted that the AHT can move funding around that was not specifically committed at Town Meeting. Discussion ensued. Mr. Morton asked what projects had been completed; what projects are committed, what is in the pipeline, and what funds are not committed or available. Ms. Slade asked that the requested accounts be presented to CPC. Mr. Lanier agreed to follow up with Mr. Aray.
- e. Sweeps of remaining amounts of certain projects.
FY2014 Playground Access & rehab. Sweep \$12,029.95. Confirmed by Mr. Gillespie
FY2009 Oscar Palmer Farm – sweep balance after last payment. Amount to sweep: \$629.60. Ms. Slade noted the owners of the Farm needed no more funds.
Motion by Ms. Jones to approve the above sweeps. Seconded by Mr. Morton. Unanimous with all in favor.

4. Any other business not reasonably anticipated.

- The 2019 Annual report was prepared by Mr. Bell and is being reviewed by Ms. Slade for consideration at the January meeting. It is due January 31.
- Historic stone marker on Sodom Road and Rt. 177. Mr. Bell received encouragement from the Westport Historical Commission to remove the graffiti on it. A neighbor offered to pay for the cleaning by her caretaker and will put the stone back in its original location because it was slightly moved. It was suggested that maybe the stone might be moved back away from the road if it is considered a hazard.

5. Correspondence.

None.

6. Bills.

Oscar Palmer Farm historical preservation – final bill \$20,975.00

Kleinfelder for outreach for the Integrated Water Management Study: East Branch \$2,400

Point Terminus Project \$4,946.45 initial payment to SITEC for engineering.

Motion by Ms. Jones to approve. Seconded by Mr. Morton. Unanimous with all in favor.

Next meeting: Public Hearing and regular meeting: January 16, 2020, 6:30 p.m.

Adjourn.

Members voted unanimously to adjourn at 8:40 pm.

Respectfully submitted,

Lucy Tabit

Recording Clerk

Attachments:

November 14, 2019 minutes

Applications for:

- WLCT, Serzan property.
- Recreation Commission Annex Back Lot
- Affordable Housing Trust request