



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF REGULAR MEETING

Thursday January 16, 2020

Chair Betty Slade called the regular meeting to order at 6:30 pm with Vice-Chair Tim Gillespie, Hugh Morton, Dale Weber, John Bell and Janet Jones in attendance. James Watterson and Elizabeth Collins were absent.

Minutes.

December 12, 2019.

Motion by Mr. Bell to approve. Seconded by Ms. Weber. The members voted all in favor.

Public Hearing. Review new project proposals for Annual Town Meeting 2020.

HISTORIC PRESERVATION - no projects.

OPEN SPACE/RECREATION

- a. Town Hall Annex rehabilitation of rear recreation area.
Dana Stewart, Recreation Director was present. The outside back area of the Annex is in dire need of help. They plan to remove the broken chain link fence. The stage needs stairs and railings. The platform is in good condition. The current blacktop for the basketball court needs cracks addressed. They plan to install fencing of the entire perimeter as there is a steep drop off around this area. The old satellite dish is no longer in use and needs to be removed. They plan to replace the section of 4 foot fencing that is broken and extend it to meet the 6 foot fence. They plan to add a gate so it can be locked. A GaGa ball pit is planned for play. They plan to run electricity to the stage area. Mr. Bell asked if there would be anything that would deter vandalism. Ms. Stewart stated that they plan to put signage and timed lighting. Mr. Morton suggested having a camera to record the area since it is behind the building. The benches at The Diane Snyder tennis courts, now that they have been demolished, will be donated to Recreation. Ms. Stewart is hoping to use these at the Annex. Ms. Slade suggested cleaning the stone stage with D-2 biological solution cleaner.
- b. Agricultural Preservation Restriction for the 125-acre Santos Farm Conservation Project. Ross Moran, Executive Director of the Westport Land Conservation Trust and Steve Sloan, Land Conservation Consultant for the Land Trust, were present. The Land Trust is proposing to purchase the 125 acres and resell the bulk of it with an agricultural restriction. A second parcel will be added to the Herb Hadfield Conservation Area and covered by a Conservation Restriction. The farm is a prime resource in Westport and prime goal to protect. The purchase is \$4.25 million for an overall cost of \$4.8 million and the bulk will come from private philanthropy. They are looking for public partnership from Fish and Game for the CR on the Herb Hadfield piece and partnership from the Town for the Agricultural piece. They are hopeful to resell part of the farm: 80 Acres will be the farm portion and the 43 acres will be added to the Herb Hadfield area. There as a house for the farmer on the property. Their goal is to close for the 80 acres in October and shortly after with Fish and Game. Discussion ensued. They will be

requesting funds from the Agricultural Open Space Trust Fund for \$500K and that has been approved. The Land Trust is also asking for \$500K from CPC.

c. The 9.4-acre Serzan Project with Conservation Restriction.

Mr. Sloan talked about this parcel just north of the St. Vincent de Paul property. They have been working on expanding that land northward. There is also some trail land that overlaps with RI. Biologists from Mass Wildlife have found this is prime habitat for the marbled salamander. The amount being requested is \$20k. The Town would not be acquiring a CR. The CPA funds will acquire an interest in the fee. The Conservation Commission would hold the management agreement.

Once the appraisals are available, the Land Trust will provide a copy.

COMMUNITY HOUSING

Westport Affordable Housing Trust projects

Housing Specialist, Leonardi Array explained the action plans the Housing Trust office has been working on for the last 10 years managed through the Housing Assistance Office. The AHT action plans included the following which Mr. Array explained: Small Scale Developments, Housing Opportunity Purchase Program, the Housing Rehabilitation Program (CRE-HAB) which are grants for repairs (non-CPA funds); SEED Housing Funds and Noquochoke Village (50 rental units in 2019).

He noted that the Trust purchased a parcel on Sodom Road and the Trust has issued a request for proposals for building a duplex on this lot. He also showed another purchase of a home by the AHT which carries a restriction and the number of bedrooms count towards the SHI. He also described a recent CRE-HAB project that required a restriction placed on the property for a 10-year duration. It is an affordable solution for someone who lives in his/her home and will remain there.

Mr. Array reviewed the CPA appropriations from 2010 through 2019 which totaled \$1,682,024. Most of the funding has been provided to the Trust without being earmarked for specific projects except for Noquochoke Village. Ms. Slade stated that since funds were not specified at Town meeting, the funds could be allocated as the Trust wanted. The Trust did in fact say that they would use 2013 funding for what they said they would use it for. Mr. Morton asked what is still in the pipeline. Mr. Array explained the ongoing expenses. Mr. Morton asked if there is anything committed in other categories. Administration is committed. Mr. Morton questioned projects listed as projected with available funds. Mr. Array stated that the Trust reallocates the funds every June. Mr. Morton noted that the funding could be held in case of need or the funding could be sought when needed. Ms. Slade said this is an important question and asked Mr. Array to explain why the Trust needed \$400k in addition to the \$300K already held. SEED housing is to support further development and the Trust may spend the funds. If there is a land acquisition program, the Trust would have the funds on hand. Mr. Morton stated that these types of deals take time over a few years. He questioned why the Trust was asking for funds because it would take months to work out.

The committee members discussed the idea of the need for the funding available for large-scale projects. Ms. Slade asked the members how much they are looking at to recommend to Town Meeting or should CPA funds be reserved for when there is a project. Mr. Array stated that there are expenses such as perc tests and other permitting fees. Mr. Morton stated perhaps \$10k would cover that but not \$400K. Discussion ensued.

Ms. Slade asked about the \$47K also being requested to support the housing office. Ms. Slade asked if the Trust would be satisfied for a \$200k allocation for this year and they could come back the next year for additional funds if needed. Mr. Morton was inclined to allocate \$200k this year. Mr. Gillespie felt that since the CPC funds are dwindling, they CPC should provide \$200K this year and the \$47K and look at the other \$200K the following year.

Ms. Slade thanked Mr. Array for what he is doing for the Town.

Project reviews: South Coast Bikeway Feasibility Study update, Keith Macdonald

Keith MacDonald is a member of the Bike and Path Committee. The Town Meeting provided \$10,000 through Westport CPA funding for a total of \$30K for a feasibility study to connect the Quequeshan Rail Trail to New Bedford. The Committee has worked out a scope of work with SRPEDD and they applied for a grant through Mass Trails Grants Program but were not successful this round. Rather than wait to reapply for another round of funding, they will start the feasibility study. SouthCoast Bikeways ran a "Pedal for the Path" bike ride last fall and raised \$5K to donate toward the study. SRPEDD will work on the Westport portion, for which \$10K from CPA funds will be paid. They will also eventually apply for another Mass Trails Grant. Mr. McDonald stated they are ready to engage SRPEDD and need to know how to structure the contract. Discussion ensued. Ms. Slade stated she would consult with the CPA coalition and speak to Mr. King. Ms. Slade asked the members if once this is resolved, if they were ok to go ahead. All members agreed.

Source of Funding of proposed new projects.

Ms. Slade distributed the information. For administrative funds, the CPC will now allocate \$25K not \$28K.

Vote on Recommendations to Town Meeting.

Serzan Property, \$20K.

Motion by Mr. Gillespie to recommend to Town Meeting. Seconded by Mr. Morton. The vote was unanimous with all in favor.

Santos Farm for \$500K

Motion by Mr. Gillespie to recommend at Town Meeting. Seconded by Ms. Weber. The vote was 5 members in favor with Mr. Morton abstaining.

Recreation rehabilitation of the Annex rear area for \$44K

Motion by Mr. Bell to recommend to Town Meeting. Seconded by Ms. Jones. The vote was unanimous with all in favor.

Affordable Housing Trust for \$247K

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

Historic Preservation reserves \$63K

Motion by Mr. Bell to recommend to Town Meeting. Seconded by Ms. Weber. The vote was unanimous with all in favor.

Administrative Expenses for \$25K

Motion by Mr. Gillespie to recommend to Town Meeting. Seconded by Mr. Morton. The vote was unanimous with all in favor.

Next, members voted on proposed sources of funding:

Serzan Property, \$20K: FY21 Estimated Fund Revenues

Recreation rehabilitation of the Annex rear area for \$44K: FY21 Estimated Fund Revenues

Affordable Housing Trust for \$247K: Community Housing Reserves \$62,000; Budgeted Reserves \$170,000; and Undesignated Fund Balance \$15,000

Historic Preservation reserves \$63K: FY21 Estimated Fund Revenues

Administrative Expenses for \$25K: FY21 Estimated Fund Revenues

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

Santos Farm for \$500K: Open Space Reserves \$196K; FY21 Estimated Fund Revenues \$304K

Motion by Mr. Gillespie to approve. Seconded by Ms. Weber. The vote was 5 members in favor with Mr. Morton abstaining.

Review of 2019 Annual Report.

Members reviewed the draft sent out by Mr. Bell.

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

Appointment for CPC meeting with FinCom to review Town Meeting Warrant.

No meeting until sometime in February.

Any other business not reasonably anticipated.

None.

Correspondence.

None.

Bills.

None.

Next meeting: TBD.

Adjourn.

Members voted unanimously to adjourn at 8:35 pm.

Respectfully submitted,

Lucy Tabit
Recording Clerk

Attachments:

December 12, 2019 minutes

Applications for:

- WLCT, Serzan property.
- WLCT, Santos property.
- Recreation Commission Annex Back Lot application
- Affordable Housing Trust Application

2019 Annual Report

Current Balances & expense accounts