



## COMMUNITY PRESERVATION COMMITTEE

### MINUTES OF REMOTE PARTICIPATION

#### REGULAR MEETING

**Thursday August 13, 2020**

Hugh Morton called the regular meeting to order at 6:37 pm and introduced Mr. Leach to make the presentation for the Point Survey project. Present were John Bell, Dale Weber, Janet Jones, Mark Schmid and Phil Weinberg. Chair Betty Slade joined at 6:41pm. Vice-Chair Tim Gillespie and member Elizabeth Collins were absent.

**Point Terminus Historical Survey. Tim King, project manager. Presentation by Sean Leach, contractor.**

Sean Leach presented his findings for the Point Survey project to determine Town boundaries and public rights. He displayed the 1717 Landing survey and suggested the Town decide what to do with the landing property now that it is completely land locked. He recommended laying out Main Road as well because for example it is 32 feet wide and was originally 60 feet wide. He noted that Chapter 91 dock licenses do not obstruct public access to the water. Mr. Morton stated that dock licenses granted by the state are defacto and not legal ownerships. The Point Bridge was built under Chapter 125 under the Acts of 1893. Mr. Leach suggested there might be some things the Town can do to address property owners' rights. The Landing Commission was interested in the confines of the Landing.

Mr. Morton stated that this information presented is not up for debate at this time and that the intent of this project was for obtaining results from a compilation of historical data and research. Mr. Weinberg agreed legal council would need to provide input.

Chair, Betty Slade joined the meeting at 6:41pm after some technical difficulties.

Ms. Slade stated that the information provided is based on historical research. Ms. Slade stated that Mr. King felt that there would be further public hearings. The members discussed the Commonwealth's protection of water rights. There were no further questions from the members or the audience. The next step is for the Town if the Board of Selectmen so wish. Members thanked Mr. Leach for the detailed work and his willingness to discuss the details of the findings privately with the abutters. The Point Survey report was posted on the CPC page of the Town website and is clearly marked as such.

**Minutes.**

July 9, 2020. **MOTION** by Mr. Bell to approve. Seconded by Ms. Weber. The members voted 4 in favor by roll call. Hugh Morton, Mark Schmid and Phil Weinberg abstained because they were not present at that meeting. Mr. Gillespie was not present and Ms. Collins g\had not yet been reappointed.

**Announcement of Public Hearing on September 10, 2020 to discuss the public's proposed projects.** Ms. Slade read the legal notice into the record for the September 10, 2020 meeting requesting public input to projects.

**Town Meeting July 25, 2020 approved projects:**

a. 125-acres Santos Farm on Main Road, Conservation Restriction \$500,000

Ms. Weber volunteered to work on the Santos Farm restriction along with Ms. Slade. The Land Trust handles everything to do with the restriction.

b. Town Hall Annex, Rear Recreation Area \$44,000

The Town Hall Annex, Rear Recreation area will be overseen by Mr. Gillespie as the Recreation representative.

c. Affordable Housing Trust \$247,000

The Affordable Housing will remain as Ms. Collin's project.

Ms. Slade explained the liaisons on the spreadsheet. She noted the Planning Board project for Outreach for the Water Management Plan was complete. She asked if Mr. Schmid would report on the status of the Plan for the East Branch at the October meeting and he agreed. Ms. Slade stated that the Handy House Roof is complete. The total amount of the funds may not be all spent yet. Any remaining funds could be swept back to the category Historical Preservation for a future project.

**Grant agreement with Affordable Housing Trust**

Ms. Slade noted that a grant agreement is required for entities that benefit from CPA funding for private/non-profit entities. CPA requires a grant agreement with a "conservation trust" or the Affordable Housing Trust, for example, which defines how the money will be used. Ms. Slade asked for a volunteer to work with her to learn the preparation of these types of agreements. Mr. Bell said he would think about it.

**Any other business not reasonably anticipated.**

Mr. Bell stated he has looked at the CP3 and plans to complete the reporting. Ms. Slade expects the Affordable Housing Trust report soon and the final reporting is due by September 15.

**Bills.**

Bills processed and approved by liaisons since the last meeting:

Bike/Walking Path Committee \$2,136.64 invoiced for the period Jan 2020 through June 2020.

WYAA playing Fields \$40,000. Project is now complete.

Head stone walls \$51,617.37 (271 linear feet) \$51,617.37 (1<sup>st</sup> bill, was approved by Landing Commission)

Motion by Ms. Weber approve the above. Seconded by Ms. Jones. The members voted all in favor by roll call.

**Next meeting:** September 10, 2020 at 6:30 pm. by remote participation.

**Adjourn.**

Motion by Mr. Morton adjourn. Seconded by Mr. Bell. The members voted all in favor by roll call.

Respectfully submitted,

Lucy Tabit  
Recording Clerk

**Attachments:**

January 16, 2020 minutes; CPC Handout for ATM; Liaison list as of August 2019; List of bills paid since January, Point Survey Report.