



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF REGULAR MEETING

Thursday, January 15, 2015

Warren Messier called the meeting to order at 7:04 p.m. with Vice-Chair William Raus, and members Tim Gillespie, Elizabeth Collins, Janet Jones, Jim Coyne, Richard Lambert and Anne Brum and Betty Slade (newly appointed at large member for the period to June 2016)

Convene the Public Hearing.

Jim Coyne moved and Liz Collins seconded a motion to adjourn the regular meeting and enter into the public hearing at 7:10 pm.

Mr. Messier read the Public Hearing notice into the record.

Reconvene in regular session at the conclusion of the Public Hearing.

Members reconvened at 8:55 p.m.

Recommendation of projects and funding sources for presentation to Town Meeting:

COMMUNITY HOUSING:

Westport Affordable Housing Trust – Noquochoke Village \$280,000

Mr. Gillespie motioned to recommend for Town Meeting. Ms. Slade seconded the motion and the vote was unanimous with all in favor.

HISTORIC PRESERVATION:

Acoaxet Chapel Entrance Restoration and Handicap Ramp \$10,000

Mr. Gillespie motioned to recommend for Town Meeting. Ms. Collins seconded the motion and the vote was unanimous with all in favor.

OPEN SPACE:

Beach Avenue Accessibility for Recreation Project \$49,105

Mr. Gillespie motioned to recommend for Town Meeting. Ms. Collins seconded the motion and the vote was unanimous with all in favor.

Camara Land Conservation Restriction \$200,000

Mr. Gillespie motioned to recommend for Town Meeting. Ms. Collins seconded the motion. The vote was 8 in favor with Mr. Messier abstaining.

Ms. Collins motioned to have an appraisal performed for the Camara Property by CPC. Ms. Jones seconded the motion. The vote was 8 in favor with Mr. Messier abstaining. Ms. Slade will identify appraisal companies.

ADMINISTRATIVE ACCOUNT

\$ 21,000 CPA undesignated fund balances.

Ms. Collins motioned to recommend \$21K to the Admin account. Ms. Jones seconded the motion. The vote was unanimous with all in favor.

Appropriation of required reserves, administrative expenses and budgeted reserves as relevant.

Historic Preservation Reserves; Open Space Reserves; Community Housing Reserves;
Administrative Expenses & Budgeted Reserves.

Ms. Jones moved to delegate the calculation of funding source amounts and drafting of the warrant article to Ms. Slade, Mr. Raus and Mr. Messier. Seconded by Mr. Gillespie. The vote was unanimous with all in favor.

Bread & Cheese Brook Water Sampling Studies by SMAST. Report by Betsy White.

Ms. White explained that a 21 month water sampling study has concluded. A copy of the Bread and Cheese Brook Summary will be filed with these minutes along with the SMAST Technical Memorandum for Stream Flow and Water Quality Monitoring in Bread & Cheese Brook (2012-2014).

Ms. White stated that there are two sites with the highest nitrogen load - between Old Bedford Road and Route 6 where there is a lot of development and few wetlands; the second area is between Gifford Road and Route 6 which proved very high in nitrogen. It is also a highly developed. Bread & Cheese Brook does not take up and store the nitrogen very well and thus it travels southward toward the Westport River where too much nitrogen lowers the water quality of the river.

David Cole was present and he stated that he is on the Planning Board and is co-chair of the Master Plan Committee. The Master Plan Committee is utilizing these results in their work. He noted that the overall MEP report did not have the specifics as to the origin of the nitrogen in the river. This study shows where it is coming from and notably excludes agriculture as a significant source of nitrogen. This type of report will assist in future decision making and possibly in enacting new policies. He thanked CPC for the support and the Westport Fisherman's Association (WFA) for contributing \$10K toward the cost of this project. Ms. Slade noted that there were three projects with funding remaining related to the follow up to the MEP. Ms. Slade noted that there is no liaison in the CPC who is coordinating with the Town Administrator for the processing of invoices connected with the contract with SMAST.

Ms. Collins motioned that Ms. Slade be the liaison. Mr. Gillespie seconded the motion and the vote was unanimous.

Ms. White stated that the next step would be to review these findings with the Water Resource Management Committee and SMAST is planning on making a presentation sometime next month. She volunteered to bring any new information to the CPC.

Town Records Preservation Project.

Report on next steps. Betty Slade, project director.

Ms. Slade stated that there is about \$1K left in the third and last account related to this project. This project is in its final stages. She asked to use some of the remaining funding to purchase an external hard drive and consolidate all the DVDS and make them ready for placement on the Town Website. She has received permission to set up a webpage on the Town website which will be devoted to posting of historical documents. She also will be adding the work done by Claude Ledoux in the past, and to other videos and documents which are relevant as they are received including videos at the town library. Ms. Collins motioned to authorize the use of this funding. Ms. Jones seconded the motion. The vote was unanimous with all in favor.

Review and approve Annual Report.

Members were provided a copy via email for review. There were no comments or changes.

Ms. Collins motioned to approve. Mr. Lambert seconded the motion. The vote was unanimous in favor.

Invoices. None.

Adjournment.

Members unanimously motioned to adjourn the Public Hearing and returned to the regular meeting at 9:45 p.m.

Next Meeting.

February 12, 2015 regular meeting at Town Hall.

Submitted by Lucy R. Tabit



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF PUBLIC HEARING

Thursday, January 15, 2015

Mr. Coyne motioned to convene the Public Hearing at 7:10 p.m. to seek input from the public in accordance with MGL Ch. 44B for the following projects proposed for appropriation at the 2015 Annual Town Meeting and to take any other action relative thereto. Ms. Collins seconded the motion and the vote was unanimous in favor.

Present were:

Warren Messier, Chairman, Vice-Chair William Raus, and members Tim Gillespie, Elizabeth Collins, Janet Jones, Jim Coyne, Richard Lambert and Anne Brum and Betty Slade

Mr. Messier read the Public Hearing notice into the record. See attached.

COMMUNITY HOUSING:

Westport Affordable Housing Trust – Noquochoke Village \$280,000

Housing Specialist for the Westport Affordable Housing Trust, Leonardi Aray was present with John Fraser from The Community Builders (the developer for Noquochoke Village project) to explain the project for funding 5 "unrestricted" units in the Noquochoke Village. Current SHI is at 3.5% which means that there are 450 more units that need to be built in the Town to reach the 10% requirement. Housing units that are restricted to use by persons/families with incomes up to 80% of the area wide median income qualify for the SHI. It was deemed necessary to have 50 SHI units in order to make the project more feasible to DHCD. The CPA allows for units that are made available for persons/families up to 100% of the area wide median income. These 5 units - referred to as unrestricted units - will meet that criterion but allow for more people to be eligible for the units at Noquochoke village with a mix of income levels. This was approved by the Board of Selectmen. Mr. Aray explained the requirements an applicant would need to meet to qualify for a unit. This information is listed on the handout. See attached. Mr. Fraser stated that they are looking for funding sources to bring the total funding up to \$780,000 needed.

Discussion ensued and Mr. Fraser stated that there was no differentiation among units according to income levels. Mr. Fraser said he would provide information on approximate rents that would be charged, since these will all be rental properties. Mr. Raus stated that a grant agreement would have to be drawn up subject to town counsel approval. He noted that funds become available at Town Meeting if reserves are used but otherwise on July 1 following Town Meeting.

There was no further comment from the public.

Ms. Slade motioned to nominate Ms. Collins as the CPC liaison with this project.

Mr. Gillespie seconded the motion and the vote in favor was unanimous.

HISTORIC PRESERVATION:

Acoaxet Chapel Entrance Restoration and Handicapped Accessible Ramp \$10,000

Stanley Cornwall, project manager, was present to explain the project that will restore the entrance and rehabilitate the entry with a handicapped accessible ramp. He explained they have raised \$125K and have exhausted their ability to raise any more. He as well as Mr. Simmons and other parishioners have worked to restore and rehabilitate the historic building as best they could. The building is 175 years old and was at one time the place where horses were tied. The building later suffered a fire and was rebuilt from the ground up. Many people use the chapel. The funds requested are only for the materials as listed on the quotes from Dartmouth Building Supply. They have contacted the Sheriff's office to get on their waiting list so that there will be no cost for the labor since the inmates will provide it. He explained that they have been to the

Historical Commission and agreed to main the historic integrity. Ms. Slade noted that a grant agreement is required between with private parties. Mr. Cornwall would be the project manager that would report back to CPC. Ms. Slade suggested that there also needs to be a process where the supplier and the church have an agreement and CPC pays the Church, not the vendor. Cornwall stated that they would post a sign indicating use of CPA funds.

Required documentation : a grant agreement and a contract to be followed up by the liaison member.

Ms. Slade made general suggestions that all projects have a liaison CPC member appointed as liaison with the project manager. This was agreed to.

Ms. Slade motioned that Ms Jones be a liaison for this project. Ms. Collins seconded the motion and the vote was unanimous with all in favor.

OPEN SPACE:

Beach Avenue Handicapped Accessibility Recreation Project \$49,105

Elaine Ostroff was present and as Chairperson for the Commission of Disabilities and project manager, recapped the project, noting that there is a turnaround area on Beach Avenue. The Charlton Dock Corporation and the Westport Harbor Improvement Corporation have entered into a memorandum of understanding with the town. Ms. Ostroff provided a copy of the memorandum. She also noted that the Commission on Disabilities had never required a paved road for handicapped people but said a hard packed gravel surface is sufficient for wheelchair access. CLE Engineering, who created the boardwalk system at the State beach has begun the design work for the dune crossing. She stated that one thing that they did not budge on was an environmental report for wildlife habitat. They have also worked with the Westport Land Conservation Trust has been very helpful. Two or three spaces will be allowed for parking at the Knubble (the Point of Rocks) area. In response to questions from Ms. Collins, Ms. Ostroff stated that an environmental study had been done, that the difference in cost from the previous year was due to the fact that fully engineered plans showed costs higher than previously estimated and that she would provide a copy of the environmental study to the CPC members. In response to Mr. Lambert's question, Ms. Ostroff stated that mats have vetted by ConCom, but the boardwalks have not and she would contact the ConCom. In response to Mr. Raus, Ms. Ostroff stated she would be project manager until she moves in the fall, when a replacement would be found and the CPC would be informed. She also replied as to her confidence that the costs would not go up was based on the engineer's report. There were no further questions.

Mr. Gillespie stated that since the two projects are being carried out at the same time - the dune restoration and the dune boardwalk - the CPC should keep a vigilant eye as it could be possible that the dune crossing would cost less.

Ms. Collins motioned that Mr. Gillespie be the liaison for this project. Seconded by Ms. Slade. The vote was unanimous with all in favor.

Concern was expressed by Ms. Jones and Mr. Raus that the cost of the project would go up. Ms. Jones suggested that other funding should be explored and that the COD should look for maintenance funding.

Camara Land Conservation Restriction \$200,000

Mr. Messier recused himself because he is an abutter.

Ryan Mann was present from the Westport Land Conservation Trust with Taylor Arsenault a UMass Grad student. Mr. Mann noted that plans were being made for handicapped accessibility and to provide for boaters and fishermen on South Watuppa pond. He stated that the surveys are complete and they are working with abutters. There will be no hunting on this property. Parking will be planned outside of the gas line easement. Taylor has worked with GPS to plot two trails - a north accessible trail and a south trail that

comes near to the glacial erratic, a significant deposit of large rocks that were carried to the location by glaciers. The rocks often are made of different composition than what is found in the area. He stated that the plan was to pre acquire the property with a \$100K loan because the land owners wanted to close at the end of the year. They will assess permitting requirements between June & September and complete permitting and engineering in December and by January-June 2016 create accessible paths and if funding is available, create a platform at the end of the peninsula. The funding request is for a permanent conservation restriction for the Camara property. Mr. Mann stated the property will be open to the public. Ms. Slade & Mr. Raus stated that the application is for a conservation restriction not a property purchase and the title should reflect that. Mr. Mann stated that he will change the title to Camara Property Conservation Restriction.

Mr. Messier stated that with the purchase of the Nisby property there were plans for parking and public access. Discussion ensued over the two areas for parking - CPC purchasing a conservation restriction and what the Land Trust has planned for the property. Mr. Raus asked about the parking lot and the gas line easement. Mr. Mann stated that he has been in touch with the gas company.

Mr. Raus stated that the final recommendation of the project is subject to the findings of an appraisal.

Ms. Collins motioned that Mr. Raus be the liaison for this project. Seconded by Mr. Gillespie. The vote was unanimous with all in favor.

Adjournment.

Members unanimously motioned to adjourn the Public Hearing and returned to the regular meeting at 8:55 p.m.

Next Meeting.

February 12, 2015 regular meeting at Town Hall.

Submitted by Lucy R. Tabit