



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF REMOTE PARTICIPATION

REGULAR MEETING

Thursday January 14, 2021

Chair Betty Slade called the meeting to order at 6:30 pm with the Pledge of Allegiance. Present were: Vice-Chair Tim Gillespie and members Hugh Morton, John Bell, Dale Weber, Philip Weinberg, Mark Schmid, and Elizabeth Collins. Janet Jones was absent.

6:30 p.m. Call To order & Pledge of Allegiance

1. Minutes.

November 12, 2020 **MOTION** by Mr. Gillespie to approve as amended. Seconded by Mr. Bell. The vote was unanimous with all in favor by roll call vote.

December 10, 2020 **MOTION** by Mr. Gillespie to approve as amended. Seconded by Mr. Morton. The vote was unanimous with all in favor by roll call vote.

January 14, 2021 **MOTION** by Mr. Gillespie to approve. Seconded by Mr. Morton. The vote was unanimous with all in favor by roll call vote.

Public Hearing.

2. Review new project proposals for Annual Town Meeting 2021.

HISTORIC PRESERVATION

- a. Protection, Restoration and Repair of Gravestones and Historic Assets at Town-Owned Cemeteries. Betty Slade, project manager. The funds would be used over a two year period to engage restoration experts to train locals in workshops (at least 3) and to repair stones with the aid of local volunteers and independently. Such expertise is difficult to find and costs up to \$1,000 per day. The work of volunteers will lower the costs greatly. Private funding has been obtained of \$4,500 for equipment.

MOTION by Mr. Gillespie to recommend \$55K to go on to the Annual Town Meeting Warrant. Seconded by Ms. Weber. The vote was unanimous with all in favor by roll call vote.

- b. Council On Aging Historic Building Roof.

Beverly Bisch, Director of the COA and project manager said the Historical Commission approved a charcoal architectural shingle for a new roof. Mr. Gillespie has reviewed the request and looked at the property. Ms. Bisch asked if the RFP would be issued before Town Meeting. Mr. Gillespie stated that the RFP could be constructed so that the contract is ready to go based on approval from CPC.

MOTION by Mr. Gillespie to recommend \$85K to go on to the Annual Town Meeting Warrant. Seconded by Mr. Bell. The vote was unanimous with all in favor by roll call vote.

OPEN SPACE/RECREATION

- a. Walt's Farm Stand, Pietrzyk Property 439 Briggs Road Conservation Restriction. Ross Moran, project manager, from the Westport Land Conservation Trust (WLCT) was before the Committee. The Ag Com, AgOpen Space Preservation Trust Fund, Planning Board and the Affordable Housing Trust reached out the WLCT to ask the BOS to exercise their right of first refusal. If the Board of Selectmen decided to exercise the right of first refusal based on the recommendations of these committees and assign those rights to the WLCT, it would then craft a Conservation Restriction to allow this land to continue as farmland. The CR on the property would allow a single family structure in a building envelope.

The purchase price is \$405kk plus other costs for due diligence. The WLCT is requesting \$150K from CPC and \$75K from Ag Open Space. The balance will come from sale of the property to a farmer and a private donation.

Discussion ensued. The Farmstand on a separate property is not part of the CH61A land. The restricted value is what it will be sold for. The appraisal will confirm the value. CPC will do its own appraisal review. Ms. Weber asked if three people bid the same price, how will the Land Trust decide who buys it. Mr. Moran stated that they would review the applicants' qualifications and intention to continue in farming. Mr. Morton asked how a bidding war would be avoided. Mr. Moran stated that the price is restricted to its value.

Ms. Slade asked if there are restrictions to the building envelope. Mr. Moran stated the ConCom and BOS weigh in on it. Mr. Schmid asked if there would be public access. Mr. Moran stated any CR in agriculture does not have public access because it will be a private owner and if there were public access, in a resale, it would not be as attractive. The main purpose is to protect the agricultural component

MOTION by Mr. Gillespie to recommend \$150K for a conservation restriction to go on to the Annual Town Meeting warrant contingent that the Board of Selectmen exercise their right of first refusal and make an assignment of the rights to the Land Trust. Seconded by Mr. Morton. The vote was unanimous with all in favor by roll call vote.

COMMUNITY HOUSING

None.

3. Vote on recommendations to Town Meeting.
As was voted above.
4. Source of funding of proposed new projects.
Ms. Slade presented a table explaining source of funding and amounts of projects/reserves that will be placed on the town warrant. This table is subject to the accountant's review and concurrence. Ms. Slade will report back at the February meeting.
5. Any other business not reasonably anticipated.
None.
6. Correspondence.
None.
7. Bills.

None.

Next meeting: February 11, 2021 at 6:30p.m.

Adjourn.

Motion by Mr. Gillespie to adjourn at 7:27 pm. Seconded by Mr. Morton. The vote was unanimous with all in favor by roll call vote.

Attachments:

CPC Minutes

CPC Gravestone Application 120220

CPC roof replacement application 010721

CPC WLCT Pietrzyk CPC Application

FY22CPA Sources and Uses Funds for May 2021 Town Meeting