

**COMMUNITY PRESERVATION COMMITTEE
ANNUAL PUBLIC MEETING MINUTES
THURSDAY
JANUARY 13, 2022
(Conducted via Google Meet)**

Members Present: Betty Slade, Chair
Timothy Gillespie
John Bell
Janet Jones
Hugh Morton
Mark Schmid
Dale Weber
Philip Weinberg
Elizabeth Collins (listened via telephone)

Also present: Ken Sullivan, WYAA
Jenny O'Neill, Westport Historical Society
Albert Lees, Westport Historical Society
Yvonne Barr, Westport Historical Society
Ross Moran, Westport Conservation Land Trust

The meeting was called to order by Chair Betty Slade at 6:30 p.m. with the Pledge of Allegiance.

Announcements by Chair were as follows:

Under Massachusetts General Laws Chapter 30A, Section 20(f), the meeting is being recorded.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, Massachusetts General Laws Chapter 30A, Section 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Westport Community Preservation Committee is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to or view this meeting while in progress may do so by following the remote links listed on the posting online. An audio recording of this meeting will be posted on the Town's web site.

1. Minutes of December 9, 2021 - Mr. Gillespie made a motion to approve the minutes of the December 9, 2021 regular meeting. Mr. Morton seconded the motion. Mr. Bell stated that there was an error on the amount that the WYAA was requesting. The minutes should reflect the amount to be \$304,356. Mr. Gillespie made a motion to approve the minutes of the December 9, 2021 regular meeting with the change as noted. Mr. Morton seconded the motion, which was passed unanimously with Hugh Morton, Janet Jones, Dale Weber, John Bell, Mark Schmid, Philip Weinberg, Tim Gillespie and Betty Slade voting aye in a roll call vote.

2. Public Hearing

Chair Slade stated that notification of the public hearing had been published in the Shorelines for two (2) consecutive weeks.

A. Historic Preservation - Rehabilitation of the Historic Bell School House. At the outset, Mr. Schmid stated that he was in full support of all four (4) applications that have been presented to the Committee. Regarding the request by the Westport Historical Society, Mr. Schmid suggested that the Committee increase the amount being requested by \$100,000, for a total of \$450,000. After brief discussion, Mr. Schmid made a motion to increase the funding for the Westport Historical Society by \$100,000 as a contingency, for a total of \$450,000. Mr. Gillespie seconded the motion. Mr. Morton stated that he supports the project, however, does not support the increase in funding.

Mr. Lees stated that as much as he appreciated the Committee's support, he believes the project will receive sufficient funds through fundraising efforts and, if for some reason the funds are not available, the WHS will come back to the Committee with a further application. He also said that the funds received from the CPA will be utilized as intended in the application.

Mr. Schmid withdrew his motion to increase the funding and Mr. Gillespie seconded the withdrawal of the motion.

Chair Slade made several notes:

1. A grant agreement will be necessary.
2. A historical restriction on the property will be required, the restriction of which may take two (2) years to implement. Chair Slade said she would contact Eric Dray for purposes of contracting with him to be the consultant on this project.

3. The Committee may discuss at a later date whether to make the funds available prior to the restriction taking effect. The funds for the restriction will come from the CPC Administrative Account.

Mr. Morton made a motion to approve recommendation to Town Meeting of the application of the Westport Historical Society for restoration of the Bell School House in the amount of \$350,000. Mr. Weinberg seconded the motion, which was passed unanimously with Hugh Morton, Dale Weber, John Bell, Mark Schmid, Philip Weinberg, Tim Gillespie, Janet Jones and Betty Slade voting aye in a roll call vote.

B. Recreation - Completion of dugouts and fencing for the Westport Youth Athletic Association playing fields on American Legion Highway. Ken Sullivan, President of the Westport Youth Athletic Association (WYAA), addressed the Committee, stating that he had received a quote from Peter Seibold of Seibold Fence Contracting, Reading, Massachusetts, before attending the meeting, which was about \$14,000 less than the other quote previously received. This quote also included fencing for an extra field that had not been originally noted in prior plans. Mr. Sullivan said that, when he submitted the aerial view of the property to be fenced to Seibold, the extra field was inadvertently included. He said he was excited to learn that the extra field was in the quote, which was at a lower cost. Chair Slade noted that, when the time was right, requests for proposals would be required.

Mr. Morton, as liaison with the WYAA, stated that the application should go forward with the original amount rounded to \$304,000 to anticipate any future increases in cost of supplies and labor.

After brief discussion, Mr. Gillespie made a motion to approve recommendation to Town Meeting of the application of the Westport Youth Athletic Association application of the Westport Historical Society for installation of dugouts and fencing for the playing fields on American Legion Highway in the amount of \$304,000. Mr. Bell seconded the motion, which was passed unanimously with Hugh Morton, Janet Jones, Dale Weber, John Bell, Mark Schmid, Philip Weinberg, Tim Gillespie and Betty Slade voting aye in a roll call vote.

Chair Slade noted that a grant agreement will be prepared as has been done in the past.

C. Open Space - Conservation Restriction on the 44.6 acre Berry Hill Farm on Pine Hill Road. Ross Moran of the Westport Land Conservation Trust addressed the Committee. He said that:

1. The Land Trust had procured a restricted appraisal for the Berry Hill Farm property, with a full appraisal to be made available in March 2022.

2. The Land Trust has entered into a Purchase and Sale Agreement to purchase the Farm for \$1.2 million.

3. The real estate closing is anticipated to take place in November 2022.

4. Some of the land is currently being utilized as a blueberry farm and the hope is to retain the farming of blueberries in the future or, at least, utilized for farming.

5. The Land Trust is applying for \$350,000 to purchase the conservation restriction.

6. Private philanthropy will provide \$650,000 toward the purchase.

Chair Slade said that the full restriction must be in place prior to the funds being awarded. She said that the CPC would have its own appraisal done once it receives the Land Trust full appraisal which is expected in March.

Dana Stewart, Recreation Director, stated that she fully supports the application.

Mr. Bell made a motion to approve recommendation to Town Meeting of the application of the Westport Land Conservation Trust in the amount of \$350,000. Ms. Weber seconded the motion, which was passed unanimously with Hugh Morton, Dale Weber, John Bell, Mark Schmid, Philip Weinberg, Tim Gillespie, Janet Jones and Betty Slade voting aye in a roll call vote.

D. Community Housing - Westport Affordable Housing Trust, Town Housing Office/Officer (\$47,000) and Reserve Fund for land acquisition (\$200,000). No one represented the application. The Committee, having received the application and pertinent documentation previously from the Affordable Housing Trust, Mr. Gillespie made a motion to approve recommendation to Town Meeting

of the application of the amount of \$247,000. Ms. Jones seconded the motion, which was passed unanimously with Hugh Morton, Janet Jones, Dale Weber, John Bell, Mark Schmid, Philip Weinberg, Tim Gillespie and Betty Slade voting aye in a roll call vote.

Chair Slade stated that the public hearing had concluded.

3. Vote on Recommendations to Town Meeting - Mr. Gillespie made a motion to move all four (4) applications in their entirety (the WYAA application will be in the amount of \$304,000) to be placed on the warrant for Town Meeting. Ms. Weber seconded the motion, which was passed unanimously with Hugh Morton, Janet Jones, Dale Weber, John Bell, Mark Schmid, Philip Weinberg, Tim Gillespie and Betty Slade voting aye in a roll call vote.

4. Sources of Funding of Proposed New Projects - FY23. Chair Slade stated that:

1. The WYAA is ready to proceed and needs funds as soon as possible. Therefore, reserves will be used to fund this project.

2. The Westport Historical Society would like to proceed with the restoration of the Bell School House as soon as possible. Therefore, reserves will be used to fund this project.

3. Reserves shown on expense accounts are \$691,948.23. Total reserves of \$691,948.23 do not include the reserves that were on last year's Town Meeting recommendations, which were \$534,000. The total for reserves available, therefore, for FY23 is \$1,225,948.23.

4. Total available funds for all categories is \$2,117,567.23 for FY23, including the State match and surcharge on real estate tax revenues.

5. Amount for administration cannot be more than 5% of the total expected new revenues, which are \$891,619. \$35,000 is requested for administrative funds.

6. It is necessary to have 10% of estimated fund revenues for each of the three categories: Historic Preservation, Community Housing and Open Space/Recreation. Therefore \$90,000 is required for Historical Preservation Reserves.

7. A portion of the remaining available funds (\$300,000) is allocated to Budgeted Reserves. This enables the CPC to recommend funding for additional projects between the May/June town meetings.

8. Each project will require a write-up to present at Town Meeting. The Project Managers (Ross Moran, Leonardi Aray and Westport Historical Society) will be asked to prepare the write-ups for their individual projects which will be reviewed by the CPC for inclusion.

Mr. Morton made a motion to approve the allocation of funds as outlined by the Chair. Mr. Gillespie seconded the motion, which was passed unanimously with Hugh Morton, Janet Jones, Dale Weber, John Bell, Mark Schmid, Philip Weinberg, Tim Gillespie and Betty Slade voting aye in a roll call vote.

5. Other business not anticipated - Mr. Gillespie stated that the Recreation Commission may be in a position to apply for CPA funds for playground rehabilitation. This project may be ready for submission to Town Meeting in the fall (i.e., November).

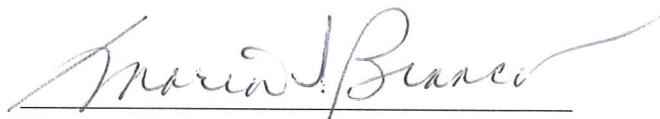
6. Correspondence - None.

7. Bills - None.

8. Adjourn - Mr. Gillespie made a motion to adjourn the meeting at 7:40 p.m. Mr. Morton seconded the motion, which was passed unanimously with Hugh Morton, Janet Jones, Dale Weber, John Bell, Mark Schmid, Philip Weinberg, Tim Gillespie and Betty Slade voting aye in a roll call vote.

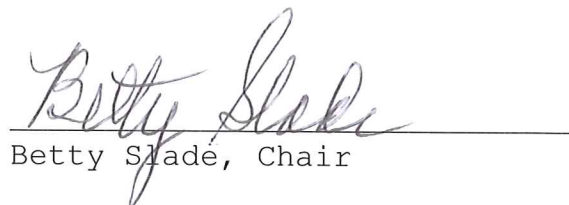
The next meeting is currently scheduled for February 10, 2022 to be held via Google Meet, unless otherwise decided.

Respectfully submitted,



Maria I. Branco, Clerk
Community Preservation Committee

APPROVED:


Betty Slade, Chair

Attachments:

CPC Minutes of December 9, 2021

Westport Historical Society Application

WYAA Application

Westport Land Conservation Trust Application

Affordable Housing Trust Application

Sources of Funding for Proposed Projects for FY 2023