



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF REGULAR MEETING

Thursday, April 28, 2015

Vice-Chairman William D. Raus called the meeting to order at 7:00 p.m. with Tim Gillespie, Janet Jones, Elizabeth Collins and James Coyne. Anne Brum and Richard Lambert Betty Slade, and Chairman Warren Messier were absent.

Mark McKethrin was present from the Westport Land Conservation Trust.

Review and discuss the Camara property appraisal.

The members reviewed two appraisals for the Camara property: the first procured by the Land Trust and executed by Prospectus LLC in the amount of \$308K; the second procured by CPC and executed by Giroux Inc. for an amount of \$168K.

Ms. Collins motioned to accept the Giroux appraisal. Mr. Coyne seconded the motion and discussion followed.

Mr. Gillespie stated that he read through the appraisals and found that there was a great discrepancy. He spoke with Bernard Giroux to see if he were given the correct instructions. In summary, Giroux stood by his appraisal and stated that in his opinion it was not buildable land.

Mr. Gillespie then verified the parcel and its potential with the Town Planner and in consideration of the available frontage there is the potential for 3 house lots which would be the highest and best use for the property.

The CPC previously voted in support of funding this project as is listed on the original project submission form. The project submission form is clear stating both: conservation restriction and accessible recreation.

Mr. Gillespie thought that it would be shame to delay this project and that it is an asset to the north end of town and could benefit many people.

Mr. Raus, after his review of both appraisals, stated that in his opinion there is possibility of a common drive way for 3 house lots realistically. Mr. Raus spoke with Katherine Roth today at the CPA Coalition for some guidance. She was interested in looking at the motion in the Warrant. The motion is not detailed with projects and funding, so there is no need to make any changes to that. Mr. Raus stated that the CPC can fund the conservation restriction as high as \$168k and 32K can go towards the accessible recreation component. The total request was originally 200K.

Ms. Collins withdrew her motion to accept the appraisal at this time.

Mr. Gillespie motioned that the CPC acknowledge receipt the appraisal from Giroux. Ms. Jones seconded the motion and the vote was unanimous with all in favor.

Mr. Gillespie motioned to divide the originally approved 200K as \$160K for a Conservation Restriction and \$40K to go towards accessible recreation.

Ms. Collins seconded the motion and the vote was unanimous with all in favor.

Mr. Gillespie suggested that in the future, CPC put in writing what exactly they are looking for in an appraisal and not request one verbally. Mr. Raus suggested going through the appraisal firms that are available and choosing the 3 that CPC would most likely use.

A small amendment to the handout and funding sources is to be made and sent to the Moderator.

Any other business. None.

Next meeting: Annual Town Meeting May 5, 2015 6:00 p.m. Westport High School.

Adjournment

Members unanimously adjourned at 7:30 p.m.

Submitted by Lucy R. Tabit