



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF REGULAR MEETING

Thursday April 14, 2016

Chairman William Raus called the meeting to order at 7:03 p.m. with Vice Chair Betty Slade, and Members Tim Gillespie, Hugh Morton, Janet Jones, Richard Lambert and Anne Brum. Jim Coyne was absent.

Report on Head Garage Project.

Tom Schmitt, Charlie Appleton and Deborah Weaver, Director of the Westport River Watershed Alliance were present.

Mr. Appleton updated the committee as to the reasons for using the Head Garage as the place for showcasing the watershed in the town and to gain public participation in actively protecting the river. The location is highly visible, close to the school system and a perfect area to showcase environmental cutting edge technology. They are investing a substantial amount in this long term commitment to the Town and to the community. From the onset, they sought CPA funding in order for it to be a project as a part of the greater community. Mr. Schmitt distributed old photos of the Head Garage over the years and also the current schematics that include the redesign of the elevator shaft that will include the mechanical requirements of the elevator and also for the fully composting septic system within the building. He outlined the different funding sources: CPA \$161,500; MA Cultural Facilities \$450,000; private contributions \$550,000; pending Interpretive Center Grant \$250,000; Additional contribution \$400,000 for a total of \$1,811,500. Their project costs thus far actual and projected are: purchase \$100,000; soft costs \$100,000; construction \$1,200,000 and endowment for upkeep \$400,000 for a total of \$1,800,000. He then summarized the permitting process: Approval was granted by the Planning Board for Site Plan Review; Landing Commission approved the addition to the building; Traffic & Fire Safety - letter from police received; Historic preservation was approved by the Westport Historical Commission. They are currently working on the following permitting: stormwater/flooding; use and aquifer protection (ZBA continued hearing to 5/25); wastewater & well; site work through ConCom; and also finally building permits will be sought.

Ms. Slade suggested they speak to the Commission on Disabilities. Mr. Schmitt stated that the building will be fully accessible. The parking on the entire landing is for public use and there will be 2 spaces designated for handicapped. Discussion ensued over street parking and traffic calming measures for this area. Mr. Schmitt and the others present were reminded of the requirement of posting a sign to recognize CPA Funds during construction and also after in a permanent location. Ms. Weaver thanked the CPC members for their support.

Seaport Economic Council Support letter.

Mr. Raus read the goals of the grant to the members. Letter of support was read and approved. Mr. Gillespie motioned to endorse the letter. Ms. Collins seconded the motion and the vote was unanimous with all in favor.

Minutes. March 10, 2015.

Ms. Collins motioned Members unanimously voted to approve with scrivener’s error corrected. Ms. Slade seconded the motion and the vote was unanimous with all in favor.

Nisby and Camara Properties request for payment on Conservation Restrictions.

Ms. Collins motioned to authorize Mr. Raus to sign a voucher to pay the Conservation restrictions once these are returned from Boston.

Request for CPC Member appointment to the Guild Property Advisory Committee.

Ms. Slade stated that Mr. Guild has offered to donate parcels of land at the Adamsville Landing area which are on both sides of Adamsville Road and include the Grist Mill, dam and pond and Coffee shop. The Selectmen created a formal committee and have asked for a delegate from CPC. The task is to look at the feasibility of the Town to accept this land and the pond to make a recommendation relative to the article that is on the Annual Town Meeting Warrant. Ms. Slade stated that Ryan Mann has been the communicator with Mr. Guild and R Michael Sullivan has organized the committee comprised of reps from various town entities. Mr. Morton stated that the FinCom should also be on this committee. Ms. Collins nominated Ms. Slade to be appointed to this committee as the CPC representative. Ms. Jones seconded the motion and the vote was unanimous.

Update outstanding CPA projects. See list below. Projects, funding remaining, project managers, affiliation and date reports are scheduled.

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| FY09 | Sanford Road Schoolhouse | 826 | Jim Coyne | James Morris Post #145; Justin Lentini | CPC | April, 2016 |
| FY09 | Town Annex | 12,859.14 | Jim Coyne | Messier | CPC | April, 2016 |
| FY09 | Town Hall Phase 6 | 1,637.09 | Jim Coyne | Messier | CPC | April, 2016 |
| FY10 | Historic Inventory | 459.47 | Betty Slade | Betty Slade | WHC | April, 2016 |
| FY12 | Town Annex & COA Accessibility | 7,852.98 | Tim Gillespie | Stanley Cornwall | COD | April, 2016 |
| FY13 | Town Records Preservation | 1,279.30 | Betty Slade | Betty Slade | Town Clerk, etc. | April, 2016 |
| FY14 | COA Historic Pres. | 6,608.64 | Bill Raus | CPC/Messier | COA | April, 2006 |
| FY14 | Town Hall Slate Roof | 17,000.00 | Tim Gillespie | CPC/Messier | CPC | April, 2006 |
| FY14 | Sanford Road Schoolhouse | 690 | Jim Coyne | James Morris Post #145; Justin Lentini | Am.Legion lease of town building | April, 2006 |
| FY14 | Playground Handicapped Access and Rehab | 12,029.95 | Tim Gillespie | Tim Gillespie | Recreation Comm | June, 2016 |
| FY15 | Town Annex Gym rehab and handicapped access | 69,000.00 | Tim Gillespie | Tim Gillespie | Recreation Comm | April, 2016 |
| FY15 | Sanford Road Schoolhouse Roof | 31,554.00 | Jim Coyne | James Morris Post #145; Justin Lentini | Lease of town building | April, 2016 |
| FY15 | Sanford Road Schoolhouse septic tank | 16,000.00 | Jim Coyne | James Morris Post #145; Justin Lentini | Lease of town building | April, 2016 |
| FY15 | Head of Westport Historic Garage Exterior | 161,500.00 | Janet Jones | Tom Schmitt/Charley Appleton | WRWA-private | April or May, 2016 |

Ms. Slade suggested there be a Historical Commission member who would be a liaison for historic projects and be able to keep track on the buildings. It would also be helpful to have a preservation specialist. The WHC also would know who to consult as well as provide expertise.

Annual Town Meeting Warrant Article

The warrant article was distributed to the members. Ms. Slade suggested that the proponents of each application be contacted by e-mail and request they be prepared to speak at Town Meeting, if necessary.

Invoices.

\$1,800 for Lenora Robinson for town records and other documents, from the Administrative funds.

\$500 for Sanford Road School House Historic Preservation of Windows.

\$150 for recording two grant agreements at the Registry of Deeds (grant Agreements for Sanford Road School House and Watershed Head Garage.) The applicants of each should be prepared to speak to the Town Meeting.

Next meeting:

May 3, 2016 at 6:15 p.m. at Westport High School for Annual Town Meeting

Respectfully submitted,
Lucy Tabit, Recording Clerk