



## COMMUNITY PRESERVATION COMMITTEE

### MINUTES OF REGULAR MEETING

**Thursday December 8, 2016**

Chairman William D. Raus called the meeting to order at 7:00 p.m. with Hugh Morton, Tim Gillespie, Janet Jones, Liz Collins, Richard Lambert and Anne Brum. Vice-Chair Betty Slade and Jim Coyne were absent.

#### **Minutes: November 10, 2016**

Mr. Gillespie motioned to approve. Seconded by Ms. Collins. The vote was five members in favor with Ms. Jones and Mr. Lambert abstaining because they were absent.

**Report on Town Hall BOS room repair and roof situation.** Tim Gillespie reviewed the correspondence shared with the members that Ward Hamilton would request Mike Frank call Mr. Gillespie directly.

#### **New project for consideration for January public hearing: St Vincent de Paul property Conservation Restriction \$350,000.**

Steve Sloan, WLCT was present to explain the proposal to purchase a conservation restriction on Lot D of the former St. Vincent de Paul Camp property on Adamsville Road. This is part of a \$1,950,000 effort by the WLCT to acquire and preserve the entire 82-acre camp property. The WLCT intends to serve as the long-term owner and manager of the woodland property. The conservation restriction WLCT proposes selling to the town would prevent development of the property, while allowing for trails, forest and habitat management, and reasonable infrastructure necessary to facilitate the public's use of the land. The restriction would provide a public right of access, subject to reasonable rules and regulations established by WLCT.

Parcels A-C, the core of the camp, are not part of this proposal or funding request. The WLCT intends to sell the existing residences on the property (Parcels A & B) to generate revenue for the project and maintain the value of those properties.

The WLCT will offer Parcel C, 19.8 acres, to the town for recreational and open space for an additional \$350,000 and will seek funding from the Town's Agricultural Open Space Preservation Fund for this purpose. WLCT will offer to remove all structures from Parcel C prior to the conveyance, or leave select structures intact at the election of the town. WLCT is willing to obligate itself to this commitment if requested, as a condition of CPC's funding.

Should the town not be interested in acquiring Parcel C, WLCT may need to sell the parcel as a third residential parcel, subject to restrictions, with the building envelope isolated to the rear of the property in a location that ensures the scenic view from Adamsville Road.

Members discussed the funding needed and sources such as the request for a Conservation Restriction for \$350K through CPC for 62 acres. The Agricultural Open Space Trust would be

solicited for \$350K for the sale of 18 acres of the Camp Core. The existing home sales total \$300K and \$940K is expected from private philanthropy.

No further comments were offered by the members or the audience. The CPC is looking forward to further information to clarify the status of the entire property in order to consider this project at the January meeting.

Ms. Collins motioned to forward to the January public hearing. Seconded by Mr. Lambert. The vote was unanimous with all in favor.

**Projects being considered for January public hearing which need more information:**

a. Westport Historical Society Bell Schoolhouse Tower Staging Question \$50,000. Mr. Millham obtained several bids for scaffolding - one for \$13,950 and a second \$11,400. He stated that he had also spoken to experienced carpenters who said that an aerial lift was not the best way to go in this particular case. He concluded that scaffolding would be the correct way to go. He chose the lesser amount thus reducing original proposal estimate by about \$6,000.

Mr. Gillespie motioned to forward this proposal for \$44,345 to the public hearing. Seconded by Ms. Collins. The vote was unanimous with all in favor

b. WYAA Playing Fields. More details needed. \$600,000. Gardner Lane, Bob Grillo, Keith McDonald and Ken Sullivan were present. They discussed the lowest and most qualified bidder, RAD Engineering. They prefer to move forward now during the winter to take advantage of lower "winter work" fees. They are expecting additional contributions and they are confident that this will go forward. People want this project completed. With the promise of the CPA funding and the knowledge of what exactly is needed from the results of the bids, Mr. Lane feels he can obtain the funding from local, regional and national foundations. The WYAA needs to move forward to show that something is happening at the site. They have \$700K in hand now to begin and would only award the parts of the project they could fund now.

Mr. Grillo stated that there are two items at play - first is the request for \$600K and the 2nd is to tidying up the contract and how it works. He asked CPC for any assistance with drafting the contract.

Mr. Gillespie motioned to forward to the public hearing. Seconded by Ms. Collins. The vote was unanimous.

**Projects recommended for the January public hearing:**

- a. Acoaxet Chapel Phase II of accessibility project \$23,100
- b. WLCT - Horseneck Road Map 44, Lot 1, APR \$140,000
- c. Affordable Housing Trust Projects - request for new funding \$292,500
- d. WHS - Bell Schoolhouse Sills. WHS \$11,000

- e. Westport historic cemetery markers \$2,380
- f. WHC - Signs for Paul Cuffe Heritage Trail Signs \$1,500
- g. Conservation Restriction Holder \$5,000 Santos Property.
- h. Town Hall Annex Roof \$100,000

Members reviewed and Ms. Collins motioned to forward the above to the public hearing in January. Seconded by Mr. Gillespie. The vote was unanimous with all in favor.

**Correspondence.** None.

**Any other business that may come before the Committee**

**Invoices.**

Historic Preservation of Historic Powder House- project is complete. Nathaniel Allen \$11,392.  
Oscar Palmer Historic Preservation, Windows. Norm Anderson \$4,600  
Members unanimously voted to pay

**Next meeting:**

Public Hearing – Jan 12, 2017, 7 p.m. Town Hall.

**Ajournement.**

Members unanimously adjourned at 8:30 p.m.

Respectfully submitted,  
Lucy Tabit, Recording Clerk