



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF MEETING

Thursday November 9, 2017

Chair Betty Slade called the meeting to order at 7:06 pm with Hugh Morton, Tim Gillespie, Janet Jones, Elizabeth Collins, Elizabeth Squire, John Bell and Marc DeRego (non-voting).

Minutes

Mr. Gillespie motioned to approve as written. Seconded by Ms. Collins. The vote was 5 in favor with Ms. Collins and Ms. Squire abstaining because they were absent and Mr. DeRego did not vote as he had not been sworn in yet.

New Projects:

- a. Transfer request to the Westport Affordable Housing Trust Fund (AHT) in the amount of \$295,583. Leonardi Aray, Housing Specialist, AHT.

The request is to support the ongoing work of the Affordable Housing Trust. He gave an extensive overview of the activities of the AHT for the benefit of new members and listening audience. He discussed the work of the Housing Office, HOPP, CRE-HAB and other programs. He discussed projects that meet the SHI and those that did not.

He provided an overview of the affordable sales prices for various family variables and also discussed the 10% SHI that the town is trying to meet.

Mr. Aray stated that last year the Annual Town Meeting transferred four parcels to the Trust. The Trust can now do some pre-engineering work and subsequently it is intended that they issue an RFP for developing a lot.

He talked about Noquochoke Village with 50 affordable units. Because it is part of the Housing Production Plan, the units will count toward SHI and also will keep unwanted Ch40 applications from being approved. The Perry property was purchased with CPA funds and thus is restricted for affordable housing. Ms. Slade asked if the restrictions for the Perry property has been recorded. Mr. Aray stated that that may not happen until the occupancy permit is issued, but he would check.

The Trust created a Housing Production Plan (HPP) in 2012, which has been renewed as the 2018-2022 HPP. He stated that they are presenting a budget on the assumption that the projects will succeed and thus the funding would be earmarked for the programs. Detailed tables were given to the CPC.

- b. Other AHT related topics discussed:
 - 1). Report given on new CP-3 reporting system for AHT, first used for FY17.

- 2). Status of Grant Agreement between AHT and CPC for FY18 appropriation. Not completed yet and no funds expended.
 - 3). Noquochoke Village construction has started.
 - 4). Land (Quinn property) has been transferred to WCLT and they are working on the conservation restriction.
- c. Repairs to Head of Westport Town Landing stone retaining walls, Phase 3. \$95,000. Tony Millham, Westport Landing Commission, Project Manager. Mr. Millham stated the project is to complete the stonework at the Head of Westport. The prior bid was not enough to complete the entirety. This request will be for the remaining 510 feet. There is a remaining balance of \$900 from FY2010. It was recommended that those funds be swept and if the project needed more funding than the \$95,000 Mr. Millham should return in December with a revised application.
- d. Preparation of a Targeted-Integrated Water Resource Management Plan for the East Branch of the Westport River. \$15,000. Maury May of the Water Resource Management Committee and Jim Whitin, Chair of the Planning Board, attended.

The objective of this request is for \$15K that will be used to meet a portion of the cost of a Targeted-Integrated Water Resource Plan (which would cost \$180K) that will identify and prioritize the necessary actions that should be undertaken by the community to achieve not only the DEP - and EPA - certified targets for nitrogen levels in both branches of the River, but also to address serious potable and storm water issues in selected parts of the Town. Mr. Whitin stated that they have the approval of the Water Management Committee and they have applied for an SRF loan for \$150K at low or no interest to pay for the plan. The DOR has said that this project meets to requirement of CPA. This is considered under open space and also possibly under historic preservation because the Westport River is on the Historic inventory. The other component is to use the \$15K from the Estuaries project that was earmarked to use towards outreach. Ms. Slade asked if the grant is not awarded, then the CPC funds would not be spent. Mr. Whitin feels that they should receive the grant.

- e. South Coast Scenic Greenway Feasibility Study: Westport, New Bedford and Dartmouth and Fall River. Westport Share: \$10,000. Gail Rodrigues, Project Manager and Keith McDonald present. The proposal requests \$10k as Westport's portion of a feasibility study that is to used for identifying issues and solutions for connecting the bike pathways between towns. This funding is for Westport. They have asked New Bedford and Dartmouth CPC for funding, but missed the Fall River deadline. Ms. Rodrigues stated there are several community partners that have the potential to grant additional funds including SRPEDD, the National Park Service and state organizations. The South Coast Bikeway Alliance received a grant from DCR and have scheduled 2 workshops to train volunteers to construct a trail. CPC asked for letters of support from Fall River because they have not yet agreed to provide funding.

3. Request for Use of Existing Funding for Projects:

- a. FY17 Westport Grange Central Village Preservation of the Foundation.. \$18,000. Jay DeNardo, Project Manager. Final Report and Invoices. Mr. DeNardo did much of the work himself where possible. He reported the new ductwork was completed and under budget. Mr. Bell, CPC liaison reported the work was complete.
- b. FY10 and FY18. Bell School Sill and Foundation Work \$11,220 and \$11,150. Jenny O'Neill, Westport Historical Society. RFP and Final Plans presented and approved. Ms. Jones motioned to approve. Seconded by Ms. Collins. The vote was unanimous in all in favor. Mr. DeRego did not vote.
- c. FY15. Head of Westport Historic Garage Exterior. \$161,500 for materials. Tom Schmitt and Charley Appleton, Project Manager - Westport River Watershed Alliance. Presentation of update on final design, hiring of contractor and plans to begin construction. They hope to break ground in a few weeks and will be utilizing CPA funding for exterior materials of the building as agreed upon. They have asked the contractors to get bids for the materials. Mr. Morton motioned to move ahead. Seconded by Mr. Gillespie. The vote unanimous in favor.

4. Reports and on Ongoing Projects:

- a. FY09 Head of Westport stone wall restoration. \$900. Tony Millham, Westport Landing Commission. SWEEP. (See below.)
- b. FY14. Playground Accessibility and Rehabilitation. \$12,029.95. Tim Gillespie, Liaison. TABLED TO NEXT MEETING.
- c. FY 17 Restoration of Fence at Linden and Maple Grove. Request by Liberty Cedar for \$1,000 to pay for re-staining of pickets. Tim Gillespie, Liaison and Project Manager. Ms. Slade suggested that this funding is drawn from Administrative funds rather than the fence project. Mr. Gillespie motioned to pay from the Admin account. Ms. Collins seconded and vote was seven in favor with Mr. DeRego not voting.
- d. FY 15Town Hall Annex Roof RFP. Tim Gillespie, Liaison and Project Manager, reported that the RFP was considered faulty so it is being rebid to include a proper bid form.

5. Sweeps:

- a. FY09 Town Hall. \$1,637.08 to Historic Preservation (HP) reserves.
- b. FY09. Town Hall Annex. \$11,582 to HP reserves.
- c. FY11 Handy House \$15,534.44 to HP reserves. This was voted at last meeting.
- d. FY12 Town Hall Annex and COA accessibility \$7,852.98 to HP reserves.
- e. FY 14 COA Historic Preservation \$6,608.64 to HP reserve.
- f. FY09 Head of Westport stone wall restoration. \$900 to HP reserves.

Ms. Jones motioned to sweep funds as listed above. Seconded by Ms. Collins. The vote was seven in favor with Mr. DeRego not voting.

The Council on Aging will be asked by Tim Gillespie to submit new applications for the shingles and the repair of the walkway to be presented at the December meeting.

6. Matters not reasonably anticipated.

New Open Meeting Law changes were noted and CPC will be in compliance.

7. Correspondence.

Notice from the Westport Land Conservation Trust of the return of funding of Camara property project of \$60,000. They will not be utilizing the CPC funds voted at Town meeting for this project. Those funds will be swept back to Open Space/Recreation.

8. Bills.

Liberty Cedar \$1,000 from administrative funds.

Gatehouse Media: two invoices totaling \$204.60 for legal notices.

9. Next meeting

Dec 14, 2017 at 7:00 p.m. at Town Hall.

Adjournment.

Members unanimously adjourned at 9:30 p.m.

Respectfully submitted,
Lucy Tabit, Recording Clerk

Attachments:

CPC Agenda 110917

1 CPC minutes 101217 draft

2a1 W Housing Trust CPA FY 19 rev 01

2a2 WHAT CPC 11.09.17

2c1 Head land cpa appl 103017

2c2 cpa 2019 Stone support images

2c3 2019 Stone Scope work 110117

2d WRMC cpc project submission for water plan 110117

2e1 cpcprojectsubmission-scba study KM edits (2)

3b1 foundation and sills RFP DRAFT

3b3 Cover_09-16-16

3b4 A-01_09-16-16

3b5 A-02_09-16-16

3b6 INVITATION TO BID Bell School Tower and Lean-toBS

3b7 Bell School foundation contract DRAFT