



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF REGULAR MEETING

Thursday March 9, 2017

Vice-Chair Betty Slade called the meeting to order at 7:04 p.m. with, Janet Jones, Liz Collins Anne Brum and Liz Squire. Chairman William D. Raus, Richard Lambert, Hugh Morton, and Tim Gillespie were absent.

New member introduction

Members welcomed new member, Liz Squire.

Minutes:

January 12, 2016. There was no February meeting.

Ms. Collins motioned to approve as written. Ms. Jones seconded the motion and the vote was unanimous with three in favor. Ms. Brum abstained because she was absent and Ms. Squire was not a committee member at the time.

Westport Historical Society: revised parking plan for the Handy House property

The plan has changed only in respect of the drainage basin being included to the west of the parking lot. Ms. O'Neill will contact CPC after the Planning Board meeting with any update if significant. AJ Potter submitted the low bid for the Handy House septic system. . Construction for the small building to house restrooms is beginning as well. the building will replace the garage which will be torn down. This has been approved by the WHC. Ms. Jones motioned to approve. Ms. Collins seconded the motion. The vote was unanimous with all in favor.

Oscar Palmer Farm RFP for rebuilding and restoration of two outbuildings

Laurie Marinone and Norm Anderson were present. They asked for approval of the draft scope of work and RFP for the restoration of two buildings on the historic property. Ms. Collins motioned to approve. Ms. Jones seconded the motion and the vote was unanimous with all in favor. Ms. Slade noted that a contract will be required once the bid is awarded.

St. Vincent De Paul property update

Steven Sloan representing the Westport Land Trust was present to update on the parcel (Parcel D) which the CPC is recommending to town meeting to have a conservation restriction with public access.. He noted that there are further developments on what is called the "camp core" of the property. WLCT would sell the Town of Westport Revised Parcel C for the establishment of a public park and recreation area, subject to a conservation restriction protecting the scenic and open character of the view shed from the road, for \$500,000. The land that would belong to the town would increase and would include one of the properties that was proposed for sale and part of another property through which utilities pass. The update does not impact the size of Parcel D with the conservation restriction, but a small percentage of the parcel will be sold with the restriction attached. The town committee appointed to report on the camp core project has done so to the Board of Selectmen. It is

proposed that the Ag Open Space Trust Council increase its commitment to \$500K, but payment to the Land Trust would be delayed until 2018 or so. This would allow the Town to apply for the Land Grant Program in 2017 and in 2018 which could decrease the cost to the town considerably. Westport can apply to the Commonwealth of Massachusetts for grants that could provide as much as \$476,000, reducing its net cost to as little as \$374,000. Ms. Slade asked how the new plan came about. Mr. Sloan explained that the Board of Selectmen appointed a working group to look at the proposal and see how this would be in the Town's best interest. They are working on a plan which would envision the sale of the existing single family home known as the caretaker home. It is not connected to the remainder of the camp's infrastructure. Essentially Lot D was reduced by 1.38 acres and assigned to Lot A. The Conservation Restriction will lie over a portion of the 1.38 acres of Lot A as well as Parcel D. Mr. Sloan fielded questions from members. The Land Trust's thought would be to fund the additional cost of a portion of Lot B for \$150,000 in 2018. The Town would have to decide on its commitment. See the Land Trust proposal that was handed out and attached to these minutes.

Mr. Sloan asked if the members were comfortable with agreeing to consider putting up more funds in 2018, and the delay. The members responded in the affirmative. Mr. Sloan stated he would go to the Ag Open Space Trust Council to discuss.

Status of slate work on Town Hall roof

Ms. Slade read an e-mail from Tim Gillespie, who could not be present this evening. He wrote that there has been some movement on the repair to the roof and chimney. Because of the bad weather expected tomorrow, it has been delayed.

Status Town Hall Annex Gym and Cemetery Picket Fence

Cemetery Picket Fence:

Mr. Gillespie provided the following correspondence regarding the one bid received for the Cemetery Picket fence project which refers to an attachment circulated to members:

"This bid is in two sections. The primary is the first page covering the pickets and the framing lumber for the fence.

The second sheet covers fasteners, which I think might be smart to take advantage of. The star drive stainless screws are not easy to find, so if they can provide them, I'd recommend we do that. That would be the third (3rd) item on the second sheet, 8SSS7158B, 13 boxes for \$832.

So, my recommendation, approve sheet 1 for \$35,745 and sheet 2 for the one line item for \$832, the total being **\$36,577.50.**"

Ms. Slade noted that any bids above \$25K would need a RFP. Ms. Slade also noted that the wood being utilized is processed in a different way allowing the wood to last for 50 years. She stated this would need vetting through the Historical Commission.

Town Hall Annex Gym:

"On the Annex project, the plasterer will not be doing any painting, so I recommend that we go ahead and solicit bids on the painting so that a painter can come in behind the plasterers and use the rented scissor staging to do the painting.

Bids for the Annex plaster work are due on March 24th. I'd like to move ahead on soliciting bids for the painting."

Mr. Gillespie wrote "it should not be over \$25K for painting, so maybe we can get by with three quotes."

Contract for Historic Records preservation

Ms. Slade presented a signed contract (Tim King and the town treasurer signed) for the digitization and microfilming of a set of historic maps. Members were in agreement with the contract. The historic maps to be digitized are all that could be found in the library, the Historical Society and a chart owned by the Fishermen's Association. Other documents include highway tax bills and other documents found in the town hall vaults and Handy records from the WHS. She noted there are other documents in the history room at the library that should be microfilmed and digitized.

Sign for Acoaxet Chapel submitted.

Mr. Stanley Cornwall had a sign made for exterior display at the chapel that states "Ramp made possible by the Community Preservation Act Project".

Any other business that may come before the committee

- a. WYAA Update. Keith McDonald presented an invoice from RAD Corp for the clearing of the Santos Farm playing fields. This company is known for their work at Gillette Stadium.

Ms. Collins motioned to pay the invoice. Seconded by Ms. Jones. The vote was unanimous.

Mr. McDonald asked the TV listening audience if any volunteers were available: they are looking for help with social media. Ms. Brum suggested reaching out to UMass Dartmouth. It was recommended they approach the High School for help.

- b. Extension of the SITEC Inc. contract for project oversight of the Head Landing Stonework project. As most of the SITEC contract responsibilities will occur after June 30, 2017, Mr. Millham of the Landing Commission asked that CPC allow the extension of the current contract by the Town Administrator to June 30, 2018. Ms. Collins motioned to extend the deadline. Seconded by Ms. Brum. The vote was unanimous with all in favor.

- c. Appraisals and peer review.

Ms. Slade prepared the following to facilitate review of appraisals and economy of expenses related to procuring appraisals:

"The Westport Community Preservation Committee (CPC) would like to obtain Peer Reviews of each of the two appraisals for the Horseneck/HixBridge Road Russell Property and the St Vincent de Paul Diocese property in order to be in compliance with the following section of the Community Preservation Act, MGL, Chapter 44B.

(F) Section 16 of chapter 30B shall not apply to the acquisition by a city or town, of real property or an interest therein, as authorized by this chapter for the purposes of community preservation and upon recommendation of the community preservation committee and, notwithstanding section 14 of chapter 40, for purposes of this chapter, no such real property, or interest therein, shall be acquired by any city or town for a price exceeding the value of the property as determined by such city or town through procedures customarily accepted by the appraising profession as valid.

1. The purpose of the Peer Review will be to ascertain that the findings of the appraisal correctly determine that the value of the Agricultural Preservation Restriction is above \$140,000, the amount the Westport CPC is recommending to Town Meeting on May 2, 2017 to purchase the Agricultural Preservation Restriction for the Russell Property, 15.42 acres, Map 44/Lot 1, Horseneck Road and Hixbridge Road. No other details are required.

2. The purpose of the Peer Review will be to ascertain that the findings of the appraisal correctly determines that the value of the Conservation Restriction is above \$350,000, the amount the Westport CPC is recommending to Town Meeting on May 2, 2017 to purchase the Conservation Restriction for the property at 573 Horseneck Road, known as the former St Vincent De Paul camp property. No other details are required.

We would appreciate a response as to the fee that you would require to do a Peer Review of each of these properties.

The deadline for submission of bids is March 15, 2017.

The deadline for completion of the peer reviews is April 15, 2017."

Members unanimously voted to proceed.

Correspondence

- a. Authorize Letter of thanks to Jim Coyne. send the letter.
- b. Letter from Scituate CPC- letter requests input from coastal towns with CPA funding. Tabled to the next meeting.

Invoices.

- RAD Corporation for WYAA field clearing \$28,570

- Gatehouse media for pickets and TH Annex Gym \$533.30
 - East bay Classified for Handy House septic RFP \$86.63
- Members unanimously voted to pay these invoices.

Next meetings:

April 13, 2017 at 7:00 p.m. at Town Hall

Ajournement.

Members unanimously adjourned at 8:35 pm.

Respectfully submitted,
Lucy Tabit, Recording Clerk