



## COMMUNITY PRESERVATION COMMITTEE

### MINUTES OF REGULAR MEETING

**Thursday, December 14, 2017**

Chair Betty Slade called the meeting to order at 7pm with Vice-Chair Tim Gillespie, and members John Bell, Liz Collins, Marc De Rego, Janet Jones and Hugh Morton. Liz Squire was absent.

#### **Minutes**

November 9, 2017: Ms. Jones motioned to approve as written. Seconded by Ms. Collins. The vote was unanimous with all in favor.

**Head of Westport Town Landing Stone Retaining Walls. Phase 3. \$99,500** Details of this project have already been presented to CPC and the request was for \$95,000. Tony Millham indicated that the additional funding of \$4,500 is a contingency fee suggested by Town Administrator, Tim King. Mr. Morton motioned to send forward to the January public hearing. Seconded by Tim Gillespie. The vote was unanimous with all in favor. An oversight report on the Town Landing work was submitted and is attached. John Bell, liaison, has inspected the site.

**South Coast Scenic Greenway Feasibility Study. \$10,000.** Greg Barnes, Keith McDonald, Gail Rodrigues and Paul Pawlowski represented the project. Letters of support were submitted to the CPC and are attached. Paul Pawlowski presented a map of the plans for the bike and pedestrian path from New Bedford, across Dartmouth and Westport to Fall River. The group expects the scope of services for the proposed study will be ready by mid 2018, but after that there will be a long process of implementation. All the various town groups are cooperating. Motion by Mr. Gillespie to send forward to January public hearing. Seconded by Ms. Collins. The vote was unanimous with all in favor. An FAQ was handed out explaining various aspects of the project. This project was approved by the Recreation Commission.

**Open Space/Recreation Conservation Restriction on Camp Core of St. Vincent de Paul Property. \$200,000.** Mr. Morton recused himself. Steve Sloan presented the new plan whereby the WLCT will purchase the property and retain ownership. The WLCT will manage the property, and seek agreements with other entities to run the sports activities such as basketball. The historic house and the basketball gymnasium and attached building will be preserved. The property will become a public park. There are ongoing efforts to connect up properties and activities with Rhode Island non-profits. The Agricultural Open Space Trust Fund will provide \$245,000 and CPA funds will be used to purchase a conservation restriction which will be held by the town of Westport. Mr. Sloan noted that a \$195,000 state grant has been awarded which will go back to CPA funding for open space CR supplementing the \$350,000 appropriated at 2017 (FY18) town meeting. Ms. Slade noted that the CPC will have an appraisal review done on the camp core. Details of the project are shown in the application and attached

materials in the attachments to these minutes. A new map indicating 21.13 acres known as Lot A is the camp core. The WLCT will not sell any lots as was planned when the Town would buy the property. The WLCT will also apply for another state grant to reimburse CPA funding. Motion by Mr. Gillespie to send forward to January public hearing. Seconded by Ms. Collins. The vote was seven in favor with Mr. Morton abstaining.

**Historic Preservation of Elements of the interior of the Acoaxet Chapel. \$24,980.**

Stanley Cornwall presented and stated that the project request which has been approved by the Westport Historical Commission is now limited to 4 particular areas: plaster of walls and ceilings, repair cast iron pew bases, repair stained glass window, and bringing wiring up to code in the entire building. Attached are details and photos of the current conditions. Ms. Collins motioned to send forward to January public hearing. Seconded by Ms. Janet Jones. The vote was unanimous with all in favor.

**Electrical Installation and Well on WUYS playing fields. \$40,000** in two projects: \$27,000 electrical work and \$13,000 for the well. Volunteers will do a lot of the work. At this stage, generators are required and water must be brought in. In order to provide a facility for playoff games which the town does not have, these improvements must be in place. The Recreation Commission has approved this project. Details of expenses were provided and are in the attachments. Motion by Mr. Gillespie to send forward to January public hearing. Seconded by Ms. Collins. The vote was unanimous with all in favor.

**Historic Preservation of Exterior of Council on Aging Town Building and former high school. \$11,500 in two projects \$2,000 and \$9,950.** Beverly Bisch, Director, COA. The work in the first project will be done by Diman students which entails restoration of the East, West and North windows, trim boards, soffits and painting the two front stairways. \$2,000 will be for materials. The second project is to shingle, paint and restore the tower. The Historical Commission has approved these projects. \$9950 will be used for both labor and materials because Diman students are not permitted to work at those heights. Discussion ensued from which it was decided that Tim Gillespie and John Bell will go up to the tower to see its condition, if there is a bell, and whether there should be changes to this project which would be discussed in January. Motion by Mr. Gillespie to send forward two separate projects to January public hearing, with the proviso that the project might be expanded at the January hearing. Seconded by Ms. Collins. The vote was unanimous with all in favor.

**FY14 Playground Accessibility and Rehabilitation. Remaining \$12,029.95.** Tim Gillespie reported that the Recreation Commission would like to retain \$1,500 to finish the project and sweep the balance \$10,529.95. Motion by Mr. Gillespie to sweep \$10,529.95. Seconded by Ms. Collins. The vote was unanimous with all in favor.

**FY18 Town Annex Roof RFP.** Tim Gillespie reported that two RFPs have gone out. The first RFP was deemed null and void because of confusion over the bid form, and the second was awarded to the higher bidder because of confusion over the bid form

again. Mr. King wants to go ahead with the higher bid but the difference is so large (over \$30,000) that CPC wanted to see what could be done. Mr. Morton agreed to talk with Mr. King to see what could be worked out. He will work with Tim Gillespie.

**Any other business.**

Members said they had filled out conflict of interest forms.

Public hearing notices will be sent out by Ms. Slade to be published on the dates of Dec 28 and January 4. Projects that have been presented to CPC will be included in that notice.

Ms Slade said she had written the annual report and would circulate to the CPC. She also will find out the time to present the CPC Town Meeting article to FinCom.

There will be no meeting in February 2018.

Ms. Collins noted that a Community Preservation Coalition newsletter stated that only about a 1/4 of Affordable Housing Trusts had submitted their required CP-3, but Westport had done so.

**Correspondence.** No other correspondence.

**Invoices.**

\$38,100 to Russells Mills Excavating

\$ 1,411 to Hudson Archival

Motion by Ms. Collins to approve the invoices listed above. Seconded by Ms. Jones. The vote was unanimous with all in favor.

**Next meeting**

January 11, 2018 at Town Hall at 7 pm and the Public Meeting at 7:10 pm.

**Adjournment.**

Members unanimously adjourned at 8:45 pm.

**Attachments:**

Agenda for December 14

Draft Minutes for November 9, 2017

New application form by Tony Millham for Head of Westport stone work

Sitec Oversight Report on Head of Westport stone work

Two support letters and description for the So.Coast Scenic Greenway Feasibility Study

Application form and attachments for:

St Vincent de Paul Camp Core CR

Acoaxet Chapel Interior

WUYS electricity and well

COA historic preservation