



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF REGULAR MEETING

Thursday, August 8, 2019

Chair Betty Slade called the regular meeting to order at 6:30 pm with Hugh Morton, Janet Jones, Elizabeth Collins, Dale Weber and James Watterson. Vice-Chair Tim Gillespie and John Bell were absent.

Ms. Slade introduced Mr. James Watterson, Planning Board rep, who replaced Marc DeRego.

Minutes.

April 11, 2019 and June 13, 2019

Motion by Mr. Morton to approve both sets of Minutes. Seconded by Janet Jones. The vote in favor was unanimous. Ms. Collins abstained from the April minutes approval because she was absent for that meeting.

Reorganization.

Motion by Mr. Morton to nominate Betty Slade as Chair. Seconded by Ms. Jones. The members voted unanimously to approve. Ms Slade abstained.

Motion by Ms. Jones to nominate Tim Gillespie as Vice-Chair. Seconded by Ms. Weber. The members voted unanimously in favor.

Point Terminus Historical Survey. Tim King, project manager.

The CPC considered a proposal by Tim King that Sean Leach, SITEC do the survey. A proposed plan was submitted to the CPC. Mr. King introduced the project and noted that over time there has been a number of changes some due to hurricanes, construction of bridges, etc., so that the property lines are somewhat confused. There is little research for this area. Sean Leach of SITEC was present and first showed a 1712 map of what was Westport Point, a 1938 post hurricane aerial view and the latest assessor's maps. He explained that will be some surprising results of the study, mainly because of the fact the shorelines have changed with filled in land which gives the Commonwealth rights that are not recorded, that boundary lines have become unclear, that Chapter 90 licenses have been issued, etc. He noted town landing boundaries are not clear because Main Road was never laid out. In addition, there are rights of way. He expects there will be issues of titles and licenses to examine. Discussion resulted in a delineation of the project. It is an historical survey going back to as early as is possible, including surveys of properties which are now designated as 2047-49-51, 2055-57, 2056, 2058, 2061, 2062, 2065 Main Road, the road and the landing. He will attempt to flush out the proper lines as they have developed over time. Ownership issues will be examined. Proper monuments will be determined. Licensing will be included. Mr. Leach will notify the abutters when the onsite survey is to happen. He will work with Mr. Fennelly and Mr. Lees to incorporate their research as relevant. The CPC may have a session to discuss the project during the research period.

The CPC is authorizing a historic survey, for submission to the Mass Historical Commission through the Westport Historical Commission. The survey is not for any post survey legal or administrative decisions. Ms. Slade noted that the town was responding to the concerns that

emergency vehicles did not have clear access to turn around at the Point Terminus and the parking situation was one of the reasons this was the case. The survey will provide researched and hopefully accurate information to residents, abutters, and users of the Terminus. Mr. Kerian Fennelly asked which properties are in the survey. Mr. Al Lees asked if there could be CPC working sessions. Ms. Slade asked that they meet privately and Mr. Leach said he would notify abutters. Ms. Slade said that a working session might be a good idea.

Mr. Morton stated that CPC is fortunate not only to have the expertise, but also the personal knowledge, that Mr. Leach and Mr. Lees bring to the project. Mr. Leach welcomed other opinions and encouraged others at the Point to come forward. Ms. Slade encouraged this suggesting the Historical Commission could also be involved.

Motion by Ms. Collins to approve the survey plan as submitted. Seconded by Ms. Weber. The vote was unanimous in favor. Mr. Watterson abstained because he did not feel he had enough information since this was his first meeting.

Update on Head of Westport RFP and current stone wall contract. Tony Millham.

Mr. Millham stated that Russells Mills Excavating will begin work again this fall to complete the walls at the Head of Westport. They may take advantage of the 25% over the contract that is allowed without another RFP and thus do more work. They will complete an additional 9 linear feet to compensate for an overpayment.

He also noted that the bids in response to the most recent RFP for the remainder of the work came in well over the available funds. The Landing Commission voted to reject the bid for lack of sufficient funds. Ms. Slade stated that the CPC did not need to intervene because Mr. King gave approval for the rejection because of insufficient funding. Mr. Millham will revise the RFP for a reduced number of linear feet and reissue the RFP. He may change the RFP slightly.

CPC expense accounts and reserves.

Ms. Slade informed the committee that the accountant was not able to update the numbers and therefore an updated account with reserves was not available.

Decision on September CPC Public Hearing on proposed projects

Public Hearing. Ms. Slade noted that the next meeting is for a Public Hearing so that people can come in to make proposals for Town Meeting for FY21. Ms. Collins noted that the Affordable Housing Trust will make a proposal and asked it be the first item on the agenda.

Any other business not reasonably anticipated.

Noquochoke Village ribbon cutting. Ms. Slade stated that Noquochoke Village Affordable Housing Complex had its ribbon cutting the past Tuesday. At this event, The Community Builders honored CPC member Elizabeth Collins by dedicating the Community Room to her for her many years of active pursuit in making this project come to fruition.

New Funding for State match. Ms. Slade noted that she participated in a webinar by the Community Preservation Coalition that day. The new budget includes substantial increases in the cost for registering deeds and therefore the portion allocated to CPA increased from \$20 per deed to \$50. Municipal loan registrations increased from \$10 to \$15 for CPA. That means that most likely the match will go from 13.8 % to 33.0% other things being equal. This

measure was part of the budget that passed unanimously in the house where there was no individual vote. In the Senate, it passed with two senators voting no. Michael Rodrigues and Paul Schmid were supportive.

Correspondence.

None.

Bills.

Kleinfelder Pare for outreach for Planning Board \$1,500.00

Hudson Micro Imaging for oral histories audiotape upgrading\$ 3,212.00

Eastbay Newspapers for ads \$189.00

Dewing Schmid & Kearns & Westport Historical Society for Handy House and Bell School \$1360.72.

Next meeting:

September 12, 2019 at 7:00 pm. Public Meeting.

Adjourn.

Members voted unanimously in favor of adjourning at 7:55 pm.

Respectfully submitted,

Lucy Tabit
Recording Clerk

Attachments:

Minutes for April and June, 2019

Proposed Property Survey by Sean Leach for the Point Terminus Historic Survey