

**COMMUNITY PRESERVATION COMMITTEE
REGULAR MEETING MINUTES
THURSDAY
DECEMBER 9, 2021
(Conducted via Google Meet)**

Members Present: Betty Slade, Chair
 Timothy Gillespie
 John Bell
 Elizabeth Collins
 Janet Jones
 Hugh Morton
 Mark Schmid
 Dale Weber
 Philip Weinberg

Also present: Ken Sullivan, WYAA
 Jenny O'Neill, Westport Historical Society
 Albert Lees, Westport Historical Society
 Yvonne Barr, Westport historical Society
 Patrick Grime, Architect (Bell School)
 Leonardi Aray, Affordable Housing Trust

The meeting was called to order by Chair Betty Slade at 6:50 p.m. with the Pledge of Allegiance.

Announcements by Chair were as follows:

Under Massachusetts General Laws Chapter 30A, Section 20(f), the meeting is being recorded.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, Massachusetts General Laws Chapter 30A, Section 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Westport Community Preservation Committee is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to or view this meeting while in progress may do so by following the remote links listed on the posting online. An audio recording of this meeting will be posted on the Town's web site.

1. Minutes of November 18, 2021 - Ms. Collins made a motion to approve the minutes of the November 18, 2021 meeting. Mr. Bell seconded the motion, which was passed with Hugh Morton, Elizabeth Collins John Bell, Philip Weinberg, Janet Jones, Tim Gillespie, Dale Weber, Mark Schmid and Betty Slade voting aye in a roll call vote.

2. Ken Sullivan, President of the Westport Youth Athletic Association (WYAA), addressed the Committee regarding an application for funding that had been previously submitted and reviewed by the Committee at the November 18, 2021 meeting. He stated that he has no other quotes to present to the Committee and is hoping to receive them in January. He said he has reached out to other fencing companies, however, with the holidays, no one has been at the site to provide a quote. He also noted that he is hopeful for a more inexpensive quote from Highland Fence for non-vinyl-coated fencing.

Mr. Morton said that, if there are other quotes received by the WYAA prior to the meeting on January 13, 2022, the application can be modified.

Mr. Sullivan said that he is concerned with when the funds will be made available so that he can enter in contracts with the contractors to do the work for the upcoming season. Chair Slade said that the funds from the reserves would be available immediately. The requested amount is \$304,356.

There being no further discussion, Mr. Morton made a motion to move the WYAA application to the public hearing on January 13, 2022 for further consideration. Mr. Gillespie seconded the motion, which was passed with Hugh Morton, Elizabeth Collins, John Bell, Philip Weinberg, Janet Jones, Tim Gillespie, Dale Weber, Mark Schmid and Betty Slade voting aye in a roll call vote.

3. Al Lees, President of the Westport Historical Society, as well as Jenny O'Neill, Yvonne Barr and Patrick Grime, Architect, were present to discuss the WHS' application for funds to renovate the Bell School. The exterior of the main building is in good condition.

There was discussion regarding the preservation and protection of archives and the Bell School. The Westport Historical Commission has approved the design.

Mr. Morton inquired as to fundraising efforts. Ms. O'Neill stated that there will be a similar fundraising campaign for the Bell

School as was done with the Handy House, where \$198,000 was raised for the parking lot and bathroom.

Patrick Grime, Architect, from J.M. Booth & Associates, New Bedford, MA addressed the Committee. While presenting some of the architectural plans, he stated that:

1. His architectural firm specializes in historical preservation throughout Southcoast Massachusetts.

2. Most of the rehabilitation will be at the rear of the building, which will also accommodate handicap accessibility.

3. The second floor of the building will be used primarily for archiving.

4. There will be climate control features to preserve the collections.

5. The roof of the new portion of the building will be constructed with the same materials as the existing part of the building.

6. The door that is close to the window at the rear of the building is a bulkhead door.

Jenny O'Neill stated that there are many reasons and motivations for renovating/rehabilitation of the building. The plan is to use the building as a museum, research center, visitor center, historical center and welcome center. She also said that the steel shelving will be recycled and utilized on the second floor.

Regarding the fundraising efforts, Mr. Lees stated that the WHS is looking to obtain funds in the amount of \$350,000. He said that there have been various donations made that will supplement the remainder of the necessary funding.

Ms. Collins stated that she is in support of the project.

Mr. Morton suggested that, at the January meeting, perhaps the WHS could make known to the CPC the private funds that have been raised, so that the CPC will know the amount being requested is the remainder of the funds needed to complete the project.

Ms. Collins made a motion to move the WHS application to the public hearing on January 13, 2022 for further consideration. Ms. Weber seconded the motion, which was passed with Hugh Morton, Elizabeth

Collins, Tim Gillespie, Mark Schmid, John Bell, Janet Jones, Dale Weber, Philip Weinberg and Betty Slade voting aye in a roll call vote.

4. Leonardi Aray of the Affordable Housing Trust addressed the Committee. He had previously filed a preliminary application with the Committee with a requested amount of \$247,000. The current application has an increased amount of \$150,000, which would be used to conduct a High School Housing Scenario.

Ms. Collins, Chairperson of the Affordable Housing Trust, stated that the AHT was interested in purchasing the property across the street from the Noquochoke Village, which is currently owned by the Diocese of Fall River. However, the asking price was too high for the Trust at this time.

Mr. Aray stated that, once it was determined that acquiring the property owned by the Diocese was not feasible, the AHT wrote a letter to the Select Board, requesting that the high school property be transferred to the Trust, which would allow the Trust to invest money into the property and determine whether the property would be a possible affordable housing project. That option did not seem possible because the transfer would come with various risks. Therefore, the AHT has decided that a feasibility study should be conducted to determine whether or not the high school property is a good use for the Trust.

Mr. Schmid stated that the Long-Term Building Committee will be discussing at its next meeting the possible hiring of a consultant to review various options for the high school. He said he would propose to the LTBC that it apply for CPA funding to hire a consultant.

Mr. Morton stated that he was not in support of the study that is being proposed. However, he agreed that it is more likely a project for the Long-Term Building Committee than the Affordable Housing Trust to conduct a feasibility study for the high school property.

Chair Slade suggested that the Long-term Building Committee may consider requesting a CPA grant to do a feasibility study on the use of the old high school property for affordable housing and recreation.

Ms. Weber suggested that Mr. Schmid address the Long-Term Building Committee to consider presenting an application to the CPC for funding for a feasibility study.

Mr. Morton made a motion to move the AHT application to the public hearing on January 13, 2022 for further consideration. Ms. Weber seconded the motion, which was passed with Hugh Morton, Tim Gillespie, Mark Schmid, John Bell, Janet Jones, Dale Weber, Philip Weinberg and Betty Slade voting aye in a roll call vote. Elizabeth Collins abstained from voting.

Mr. Morton made a motion to not recommend the Affordable Housing Trust's request of \$150,000 for the study to proceed to the January meeting. Mr. Gillespie seconded the motion, which was passed with High Morton, Tim Gillespie, Mark Schmid, John Bell, Janet Jones, Dale Weber, Philip Weinberg and Betty Slade voting aye in a roll call vote. Elizabeth Collins abstained from voting.

Mr. Schmid said he would contact Don Davidson to suggest that the Long-Term Building Committee consider applying to the CPC for funds and that this topic become an agenda item for Monday night's meeting.

Mr. Aray said he would attend the meeting, which will be held on Monday, December 13, 2021 at the Library at 5:00 p.m.

5. Tentative CPA Funding Available for RY2023 - Chair Slade said that she has estimated that there is \$1.95 million available.

Mr. Gillespie made a motion to allow an extension of time for the Long-Term Building Committee to submit its proposal for funding to be considered at the January 13, 2022 meeting. Ms. Weber seconded the motion, which was passed with Hugh Morton, Elizabeth Collins, Tim Gillespie, Mark Schmid, John Bell, Janet Jones, Dale Weber, Philip Weinberg and Betty Slade voting aye in a roll call vote.

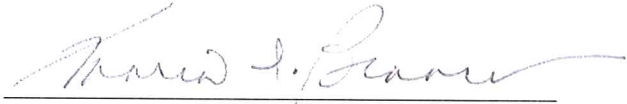
Mr. Schmid stated that the members of the Long-Term Building Committee are Chair Donald Davidson, Bill Gifford, Bob Rebello, Tom Schmitt, Brian Valcourt, Tony Viveiros and himself.

6. Other business not anticipated - None.

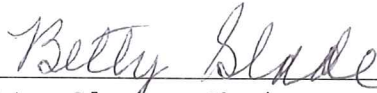
7. Adjourn - Mr. Gillespie made a motion to adjourn the meeting at 8:45 p.m. Ms. Jones seconded the motion, which was passed unanimously with Hugh Morton, Elizabeth Collins, Tim Gillespie, Mark Schmid, John Bell, Janet Jones, Dale Weber, Philip Weinberg and Betty Slade voting aye in a roll call vote.

The next meeting is currently scheduled for January 13, 2022 to be held via Google Meet, unless otherwise decided.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Maria I. Branco", written over a horizontal line.

Maria I. Branco, Clerk
Community Preservation Committee

APPROVED: A handwritten signature in blue ink, appearing to read "Betty Slade", written over a horizontal line.
Betty Slade, Chair

Attachments:

CPC Minutes of November 18, 2021
WYAA Application with estimates
Westport Historical Society Application
Affordable Housing Trust Application
Estimates of available CPA funds