

**COMMUNITY PRESERVATION COMMITTEE
REGULAR MEETING MINUTES
THURSDAY
AUGUST 11, 2022
(Conducted via Google Meet)**

Members Present: Betty Slade, Chair
 John Bell
 Hugh Morton
 Dale Weber
 Mark Schmid
 Philip Weinberg

Absent Members: Timothy Gillespie
 Elizabeth Collins
 Garrett Stuck

The meeting was called to order by Chair Betty Slade at 6:34 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.

Chair Slade announced that Garrett Stuck is the new member of the Committee; however, Mr. Stuck was unable to attend the meeting tonight.

1. Approval of Minutes of May 12, 2022 Meeting

Minutes of February 10, 2022 - Mr. Morton made a motion to approve the minutes of the May 12, 2022 meeting. Ms. Weber seconded the motion, which was passed unanimously with Dale Weber, Hugh Morton, Philip Weinberg, Mark Schmid and Betty Slade voting aye in a roll call vote. Originally, John Bell abstained from voting as he was not present for the May 12, 2022 meeting; however, Mr. Morton stated that there is no need to abstain from voting, even if you were not present at the meeting. Mr. Bell voted aye to approve the minutes.

2. Sweeps

Mr. Bell said that he spoke with Jeff Bull earlier in the day, who said he would agree to sweep the funds that were not used by the Landing Commission. Chair Slade said that she received an e-mail from Mr. Bull and had spoken with him in June and it was agreed that the remaining funds be returned to the CPC. Mr. Bell made a motion that the amount of \$15,592.72 from the unexpended FY20 Head of Westport Stone Wall Restoration Phase IV be swept back into the historic preservation reserves. Mr. Morton seconded the motion, which was passed unanimously with Dale Weber, Hugh Morton, Philip Weinberg, Mark Schmid, John Bell and Betty Slade voting aye in a roll call vote.

3. COA Roof Project

Chair Slade said she had provided the RFP and the contract for the COA roof project to the members for review. She noted that the RFP is \$14,000 less than originally anticipated for a total of \$71,000. Mr. Morton made a motion to approve the RFP and the contract. Ms. Weber seconded the motion. Mr. Bell suggested that, in approving the project, that there be a stipulation that the contractor paint the two (2) covers on the roof that were left unpainted from the previous project. Chair Slade said that the stipulation cannot be made a part of the agreement; however, Mr. Bell said he would visit the project and request that the contractor paint the covers while the staging is still in place. The motion was passed unanimously with Dale Weber, Hugh Morton, Philip Weinberg, Mark Schmid, John Bell and Betty Slade voting aye in a roll call vote.

4. Wolf Pit School

Chair Slade said that the goal is to have all the parties comply with the Historical Preservation Restriction. She said she enrolled the help of Sharon Potter, who asked an owner to contact Chair Slade to discuss the agreement. The owner said he was willing to cooperate, understanding the requirements under the Restriction. Chair Slade said she contacted the Westport Historical Commission. Mr. Stuck and Michael Walden, who are on the Wolf Pit School Committee, agreed to meet with David Hopkinson (co-owner) and Jenny O'Neill to discuss the issues with the project. Chair Slade said she will also attend the meeting to discuss the issues:

(a) The state of the building and the repairs required.

(b) Ideas on how to make the building more visible from the road. (There are objects obstructing the view, such as trees being planted and trucks parked in that area).

(c) Allowing school children to visit the School once or twice a year.

CPA funds were used to preserve the building and, therefore, the CPC and the Historical Commission holds the restriction for the Town, so both are interested parties in this project.

Mr. Schmid inquired about whether the CPC would need to appropriate more funds in the future should the project's funds become depleted.

Chair Slade noted that the Historical Commission had \$7,700 that Norma Judson raised for maintaining the building. She said that the preservation restriction requires that both the Historical Commission and the owners of the property work together to maintain the building. The CPC would be required to appropriate new CPA funds, however, there are no funds available, other than administrative funds, which are not enough for the project. This may be an issue that needs to be discussed in the future. Perhaps, volunteers may be available to help with the project.

Mr. Bell said he looks forward to having school children visit the School and that he, too, would be interested to visit. Chair Slade said that she believes that the CPC and Historical Commission members will be invited to visit once the project is completed. Chair Slade said that the property is being rented

and, therefore, the visits will need to be considerate of the renters there. Chair Slade invited the members to attend the meeting, which is planned to be held behind the Head of Westport General Store.

Jon Alden, 192 Drift Road, Westport, MA addressed the Committee. He said he was involved with the refurbishment of the Little School House many years ago and worked with the Hopkinsons. He said that, as part of the agreement, the Historical Commission could visit the project with a couple days' notice. He believes that the same stipulation would allow school children to visit the property.

Chair Slade said that the historic preservation restriction was reviewed by Eric Dray, an attorney who renders opinions regarding restrictions. Mr. Dray believes that are some slight difficulties with the restriction and he suggested we contact Town Counsel. Chair Slade said that it was said at the time of the restriction that children would be allowed to visit the School. The odd stipulation in the restriction is that both the Historical Commission and the owner are to maintain the building. Mr. Morton suggested a clarifying amendment be affixed to the historic preservation restriction.

5. Handy House Preservation Restriction

The preservation restriction was done by Eleanor Tripp in 1991 for the building and an area around it, as well as the shed. The Historical Commission must agree on any maintenance and repairs that are performed by the owners. Chair Slade said that for some of the property - 23 acres - a grant agreement was entered into with the Historical Society, which is recorded with the Registry of Deeds. The Massachusetts Historical Commission oversees the historic preservation restrictions. Michael Steinitz of the MHC opined that the restriction was too weak and it should be revised. Eric Dray suggested that the CPC obtain an opinion from Town Counsel. Chair Slade said she provided all the documents, as well as the 2011 letter from Town Counsel, back to Town Counsel for review and opinion. She said she received a response today from Town Counsel, who agreed with Mr. Dray, that there is no need for a further restriction and that the grant agreement is strong enough to consider the 23 acres. Town Counsel also noted that the manner in which the CPC and Historic Commission meet and draft the restrictions works well.

Mr. Morton said that it is important that these documents, including legal opinions, be memorialized so that anyone

researching the property in the future will be notified of the restriction and agreement. Chair Slade said she would have the documents recorded at the Registry of Deeds; if the Registry will not accept such documents, they are to be filed with the other documents for future reference. Chair Slade said that the Town is the keeper of those records and she will look into where those are kept to ensure complete recordkeeping.

Chair Slade said that there will be a historic preservation restriction placed on the Bell School as well.

6. Expense Accounts as of June 30, 2022

These reserves do not include the reserves approved at Town Meeting.

7. CP-3 Report

The Community Preservation Coalition prepares the CP-3 Report and the information is placed in a database on the Coalition web site, which is available to the public, and shows all the projects throughout Massachusetts. Mr. Bell was tasked with providing the information regarding the Berry Hill Farm, Bell School House and the WYAA. Mr. Bell said that the conservation restriction for the Berry Hill Farm will not be completed until November, at which time, that information will be reported in the database.

8. Bills

Chair Slade noted the bills that have been paid since the last meeting, May 12, 2022, as follows:

- Reimbursement to Betty Slade for Port-a-Jon rentals for the Historic Gravestone Restoration - \$185.00.
- Atlas Preservation, Inc. - 2-day workshop and supplies for the Historic Gravestone Restoration - \$4,686.85.
- Reimbursement to Betty Slade for CPC Handouts at Town Meeting - from Administrative Expenses - \$118.40.
- Digital Farms - Preserving burial records - Town Records Preservation Phase IV - \$475.00.
- Eric Dray - Review of Handy House & Wolf Pit School Restorations - from Administrative Expenses - \$180.00.

- Reimbursement to Todd Baptista for Harbor Freight and Amazon expenses for the Historic Gravestone Restoration - \$140.66.
- Atlas Preservation, Inc. - fiberglass rebar for the Historic Gravestone Restoration - \$29.69.
- Kyle Baptista - hours worked with Town Records Preservation - \$465.00.

Mr. Morton made a motion to approve all the bills as listed. Ms. Weber seconded the motion. The motion was passed unanimously with Dale Weber, Hugh Morton, Philip Weinberg, Mark Schmid, John Bell and Betty Slade voting aye in a roll call vote.

8. Other Business

(a) Mr. Schmid provided an update regarding the Bell School. He said he met with members of the Historical Society, namely Jenny O'Neill and Yvonne Barr. Also in attendance at the meeting were Charlie Appleton from the Facilities Committee and Greg Jones, the architect. He said the rear addition was demolished and foundation inserted, paid for by Historical Society funds. The architect is preparing new plans for the scope of work, which will be available in October. The project will go out to bid at that time with construction to begin in Spring 2023. CPA funds are being used for this new addition, to also include handicap bathroom and access, climate control areas, improving the exhibit space, archival areas and offices.

Chair Slade said that \$260,000+ in private funds had been raised by the Historical Society so far. She noted that Eric Dray would be reviewing the drawings as well. Mr. Schmid said he would obtain copies of all the drawings and bid documents.

(b) Mr. Morton said he has not been contacted by the WYAA, but he will be in touch with them. Chair Slade said she believed they were hoping to open in September; however, the RFP had not yet been received. Mr. Morton said that it is possible the lack of rain this summer would cause an issue with the growing of the grass, but he will report back next month.

(c) Mr. Bell said he spoke with Fernando Larginha of the Westport United Youth Soccer, who said that the electricity

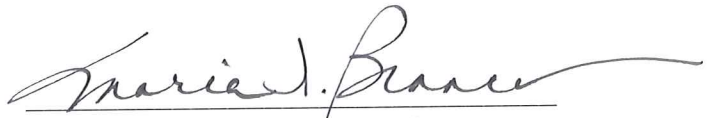
project was going well and it is anticipated that the project will be completed in mid-September.

(d) Mr. Alden stated that he observed the original wood stove from the Little School House in Calvin Hopkinson's basement heating his house, when it should probably be used at the Little School House.

The next meeting is currently scheduled for September 8, 2022 as the annual public meeting to be held via Google Meet, unless otherwise decided. Chair Slade encouraged members to assist anyone who might want to apply for funds from the Committee.

Adjourn - Mr. Morton made a motion to adjourn the meeting at 7:15 p.m. Mr. Schmid seconded the motion, which was passed unanimously with Dale Weber, Hugh Morton, Philip Weinberg, Mark Schmid, John Bell and Betty Slade voting aye in a roll call vote.

Respectfully submitted,



Maria I. Branco, Clerk
Community Preservation Committee

APPROVED:


Betty Slade Chair

Attachments:

CPC Minutes of May 12, 2022

Expense Accounts as of June 30, 2022

List of Bills Paid