

**COMMUNITY PRESERVATION COMMITTEE
REGULAR MEETING MINUTES
THURSDAY
NOVEMBER 10, 2022
(Conducted via Google Meet)**

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

Absent Member: Garrett Stuck

The Regular Meeting was called to order by Chair Betty Slade at 6:32 p.m.

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. Approval of Minutes of September 8, 2022 Meeting

Minutes of September 8, 2022 - Ms. Collins made a motion to approve the minutes of the September 8, 2022 meeting. Mr. Gillespie seconded the motion. The motion was passed unanimously with Hugh Morton, Tim Gillespie, John Bell, Elizabeth Collins, Dale Weber, Philip Weinberg and Betty Slade voting aye in a roll call vote.

Mr. Schmid abstained from voting as he was not present at the meeting on September 8, 2022.

2. Berry Hill Farm Property

Ross Moran stated that the Conservation Restriction had been drafted, with Jim Hartnett's help, and is similar to those drafted in the past. The Town will co-hold once the Farm is sold to a future farm owner. The CR has been approved by the State with all appropriate signatures, including approval by the Conservation Commission and the Select Board. The closing has been scheduled for November 15, 2022. Chair Slade said that the check has been issued by the Town Accountant. Mr. Moran picked up the check and it is being held in escrow by the attorney pending approval by the CPC. Motion was made by Ms. Collins to approve the transaction. Ms. Weber seconded the motion. The motion was passed unanimously with Hugh Morton, Tim Gillespie, John Bell, Elizabeth Collins, Mark Schmid, Dale Weber, Philip Weinberg and Betty Slade voting aye in a roll call vote. Mr. Moran expressed his appreciation to the Committee and said he would keep the Committee informed as to any future sale.

3. Gym Railing at Town Hall Annex

Mr. Gillespie stated that a quote has been received to install the handicap railing at the gymnasium by a local contractor (Souza and Sons) for a little more than \$3,000. The source of funds will come from the Town Annex Gymnasium Project. The monies currently in the fund will be sufficient to cover the railing. Motion was made by Ms. Collins to approve the amount of \$3,000 for the installation of the handicap railing at the entrance to the Town Annex basement. Mr. Bell seconded the motion. Ms. Collins amended her motion to approve the amount of \$3,600 to be paid to Souza and Sons Iron Works for the installation of the handicap railing at the FY15 Town Hall Annex gym Rehab and Access project. The motion was seconded by Ms. Weber. The motion was passed unanimously with Hugh Morton, Tim Gillespie, John Bell, Elizabeth Collins, Mark Schmid, Dale Weber, Philip Weinberg and Betty Slade voting aye in a roll call vote.

4. Town-Owned Historic Buildings-Preservation

Chair Slade said she would address this topic at a later time in the meeting.

5. Sanford School Rehabilitation

Tony Vieira addressed the Committee regarding the historic Sanford School project (American Legion Hall, 489 Sanford Road, Westport, MA). He submitted all the documentation in advance in anticipation of approval by the Committee. He had previously addressed the Committee at the September 8, 2022 meeting. Mr. Vieira stated that:

1. The building is Town-owned and leased by and utilized by the American Legion.

2. The building has been maintained over the years and, recently, new fire extinguishers have been installed.

3. The building has no handicap accessibility, which hinders certain uses of the building (e.g. voting precinct and community center.)

4. The building is a historic building and requires shingling, and scraping and painting on the exterior.

5. The CPC has been helpful in prior years, approving funds for a new roof, tight tank and window upgrade.

6. Options as to how to access the upstairs.

7. This project has been reviewed by the Westport Historical Commission members.

8. One (1) bathroom will be ADA compliant; the other bathroom will be slightly smaller.

9. Location of handicap parking and grading.

Chair Slade said that new quotes from contractors can be submitted at a later date, once the materials to be used have been determined. She also suggested that, perhaps, Mr. Gillespie and Mr. Schmid would consider attending a Historical Commission meeting that will be held prior to the next CPC meeting on December 15, 2022. Mr. Gillespie and Mr. Schmid agreed.

Chair Slade suggested to Mr. Vieira that a contingency amount be put on the estimates to account for any increase in labor and materials.

None of the members had a problem with the project. Chair Slade said that the project is certainly within the CPA guidelines.

Mr. Vieira said that, at some point, there should be recognition as a town building and it should be preserved. For example, this could be accomplished by a restriction or even a plaque. He also noted that he anticipates that the American Legion will continue to lease and maintain the building.

6. WYAA Wells, Irrigation, Generators

Chair Slade said that the WYAA has come before the CPC several times for assistance. She said she suggested that the WYAA come before the Committee for this funding.

Ken Sullivan addressed the Committee. He said that:

1. Softball had a great spring season, winning the Championship. This is especially significant because softball did not have anywhere to play two (2) years ago and has found a home at the WYAA fields.

2. Field hockey is being played as well and baseball is coming soon.

3. Fencing and dugouts could be completed by December 31, 2022.

Chair Slade noted that the fencing and dugouts had been approved at Town Meeting. WYAA had received two (1) quotes for the fences and the dugouts. WYAA chose RAD Sports, who provided the lower quote. Chair Slade asked that the Committee approve the contract between WYAA and RAD to install the fencing and the dugouts. Mr. Morton made a motion to approve the contract. The motion was seconded by Ms. Weber. The motion was passed unanimously with Hugh Morton, Tim Gillespie, John Bell, Elizabeth Collins, Mark Schmid, Dale Weber, Philip Weinberg and Betty Slade voting aye in a roll call vote.

Mr. Sullivan addressed the Committee for the proposed project regarding installation of wells, irrigation and generators. A substantial amount of funds have been raised through private fundraising. Some of the funds were utilized to repair the fields due to the dry weather this year. American Well and Pump has been consulted and M.A.G. Irrigation also has submitted a quote.

Mr. Morton, CPC liaison to the WYAA, commented that he believes that this is a necessary addition to the fields. These issues have been discussed in the past.

Mr. Sullivan stated that the total being requested is \$180,450, which includes two (2) or three (3) well heads at \$15,000-\$18,000 per well head, depending on water output. Also, a quote was received from M.A.G. Irrigation in the amount of \$127,900. Mr. Sullivan anticipates receiving other quotes for irrigation.

Mr. Sullivan has reached out to outside leagues to raise income and the endowment will be a source of funds for ongoing maintenance of the fields.

Mr. Sullivan said that although the entire process has taken much time, he believes that the project is getting closer to completion. He said that various sports utilized the fields over the past several months.

Chair Slade asked whether the Committee would approve the application be referred to the public hearing. Mr. Gillespie made a motion to accept WYAA's application for wells, irrigation and generators in the amount of \$127,900. The amount was revised to \$180,450. Mr. Gillespie amended his motion to accept WYAA's application for wells, irrigation and generators in the amount of \$181,000 and to allow it to move forward to the public hearing and to Town Meeting. The motion was seconded by Mr. Morton. Mr. Morton said that it is possible that the Committee will receive a refund once the fencing and dugouts have been installed. The motion was passed unanimously with Hugh Morton, Tim Gillespie, John Bell, Elizabeth Collins, Mark Schmid, Dale Weber, Philip Weinberg and Betty Slade voting aye in a roll call vote.

Chair Slade said that the Committee will look forward to having the project submitted at the public hearing in January 2023.

7. Town Hall Restoration

Town Administrator Jim Hartnett addressed the Committee regarding installation of heat pumps throughout the Town Hall. Mr. Hartnett said that he is waiting to hear about other funds that have been applied for from the State, as well as utility rebate and funds in the energy revolving account. In order to effectuate the installation of the heat pumps, the Town Hall will require a major electricity upgrade. Mr. Hartnett said that he would be looking to request between \$125,000-\$150,000 for the electrical upgrade

and between \$100,000-\$115,000 for repairs and restorations on the outside of the Town Hall building.

Mr. Morton said he has no issue with the electrical upgrade. He noted that, if the Town Hall were to be relocated to the former high school, then the funds would be spent, perhaps, unnecessarily. Anticipating that the Town Hall would most likely not be relocated due to the excessive cost, he has no issue with this project, which will rehabilitate the entire building. Also, if monies are invested in the building, and if the Town Hall offices were to move elsewhere, there would be the issue of new ownership of the building.

Chair Slade said that a 30-year or perpetual restriction could be placed on the building. She also noted there could be a requirement that a future sale could require that any changes to the Town Hall would have to be approved by the Westport Historical Commission.

Ms. Collins said that the restoration of the Town Hall is an important project for the Town and should be carefully considered.

Mr. Gillespie agreed that the project should be moved forward for approval at Town Meeting.

Chair Slade noted that the restriction would need to be considered as well (e.g. building cannot be torn down.) She said that the Select Board would also need to be involved.

Mr. Schmid said that he is a member of the Long-Term Building Committee, which has been wrestling with what to do with the former high school. That Committee believes there are very good reasons to keep the former high school building and move all town offices there. The cost of relocating Town offices would be very expensive. He agreed, however, that the project should move forward to the next meeting.

Mr. Hartnett said that there may be a referendum question or a survey put to the public as to status of the former high school.

Mr. Morton suggested this project be put on the agenda for further discussion in December.

The Committee discussed this project further, specifically regarding placing a restriction on the Town buildings that utilize CPA funds. The restriction may include that buildings may not be

demolished or be grossly modified. The Historical Commission would also have to be involved and hold the restriction.

Chair Slade said she would contact the Community Preservation Coalition to request an opinion as to placing restrictions on Town buildings. This matter can be placed on next month's agenda for a formal discussion.

8. Possible Playground Project

Mr. Gillespie said that the playground that is currently to the north of the Town Hall Annex was built 28 years ago and is in need of repair and replacement. The new playground could remain as Town property and separated from the Annex building, should the Annex be sold in the future. The proposed cost of the playground replacement is \$350,000, without using wood. Also being considered is replacing some of the parts of the Bicentennial Park Playground. He will be receiving other proposals and costs, and would like to be put on the agenda in December.

Mr. Morton said that although he would want to further discuss the cost, he agrees this project should be placed on the December agenda.

9. Correspondence

None.

10. Bills

Chair Slade noted the bills that have been paid since the last meeting as follows:

- Westport Land Conservation Trust - Berry Hill Farm Conservation Restriction - \$350,000.00.
- LePage and Sons Roofing - Westport COA Historic Building - \$68,851.00.
- Atlas Preservation, Inc. - Putty - \$160.27.
- Atlas Preservation, Inc. - Supplies - \$182.33.
- Troy Rebello - Various Expenses - \$588.98.

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

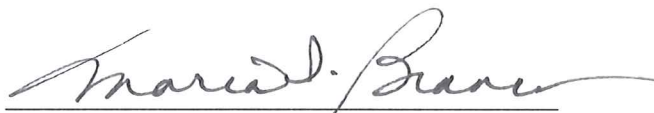
Mr. Gillespie noted that the chimney box at the COA is in need of repair as it is constructed with plywood and fake bricks on the outside.

Chair Slade suggested that Mr. Gillespie look into what needs to be repaired and the remaining funds can be utilized for this purpose.

There being no further discussion, Mr. Gillespie made a motion to adjourn the meeting at 8:40 p.m. Ms. Weber seconded the motion, which was passed unanimously with all members voting aye.


The next meeting is currently scheduled for December 15, 2022 at 6:30 p.m. to be held via Google Meet, unless otherwise decided.

Respectfully submitted,



Maria I. Branco, Clerk
Community Preservation Committee

APPROVED:


Betty Slade, Chair

Attachments:

CPC Minutes of September 8, 2022

List of Bills Paid

Submission Forms presented:

Sanford School Rehabilitation

WYAA Wells, Irrigation and Generators

Town Hall Restoration