



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF REGULAR MEETING

Thursday April 13, 2017

Chairman William D. Raus called the meeting to order at 7:03 p.m. with Vice Chair Betty Slade, Hugh Morton, Tim Gillespie and Janet Jones. Absent were: Anne Brum, Richard Lambert, and Elizabeth Collins and Liz Squire.

Minutes. March 9, 2017

Ms. Slade motioned to approve. Ms. Jones seconded the motion. The vote was unanimous with two in favor. Mr. Raus, Mr. Morton and Mr. Gillespie abstained because they were absent at that meeting.

WYAA, Second invoice and updates.

Keith MacDonald discussed the second invoice. The 2nd invoice is 67,020.00 for work at the fields. Mr. Gillespie motioned to pay. Mr. Morton seconded the motion and the vote was unanimous with all in favor. Ms. Slade noted they are working on a Town Meeting handout and she recommended they make a presentation. They will need to approach Steve Fors, Town Moderator. Members thought it would be an advantage for drumming-up more support. Their next set is to raise \$500K. Mr. MacDonald stated that they are still looking for someone to help them with social media. They have the agreement for Phase II.

Westport United Youth Soccer RFP on fourth field and concession area site construction

Fernando Larginha and Chris Conroy were present to report they are building their fourth field and a concession area. No foundation is planned nor wired electricity for now just a generator. Ms. Slade stated that this has been to Mr. King who returned it with comments and evidence of the lease agreement to prove this could be done. All paperwork is in order. They are not subject to prevailing wages. The dates on the RFP will have to be updated. They will arrange this through the Administrator. They use port-a-jons, so once this field is put in, it will be the final field. The issue is that this area of land was never farmed and is not flat and very rocky, and treed. This field will be the most expense to convert to a field because of the expense of clearing and levelling it. Attendance is 99 percent from Westport with a few children from surrounding towns playing on the Westport teams. Ms. Slade motioned to approve the RFP and to go forward. Seconded by Mr. Gillespie. The vote was unanimous with all in favor.

Landing Commission: final version of the Request for Bids for the Head Stonework.

Mr. Tony Millham from the Landing Commission was present. He discussed the Request for Bids that has been vetted through the Town Administrator. Mr. Morton asked about the sections as shown on the map. The bid document divides the walls into 4 sections and the work may start in section II vs I because of the tenant's use in section 1 but most is left up to the contractor on how they will want to phase the work. Other considerations are the tides which only allow half a day of work. Ms. Slade asked how the clerk of the works has been working out. Mr. Millham stated that the clerk of the works is expected to be Sean Leach and has been in contact with him since last fall. There has not been too much involvement as of

yet. He would be involved once the bids come in. There is a plan to survey before the project begins to ascertain the position and level of the current stones. Mr. Millham asked about the procedure for awarding the contract once the RFB has been advertised on the state contract site. Ms. Slade stated that CPC has looked at contracts before. The Town Administrator is involved for signing off on the contract. If all can be done, they can proceed with the project, if 3/4 of the project can only be funded, they will need to return to CPC. Once bids are in, the Landing Commission and Town Administrator and one CPC member should be present to open them. Mr. Millham will provide the date.

Appraisals: St. Vincent De Paul & Horseneck Road.

Members reviewed Peer review for these two properties.

Motion by Mr. Gillespie to accept the appraisal opinion of both properties. Seconded by Mr. Morton. The vote was unanimous with all in favor.

Status of slate work on Town Hall roof.

The work was re-done and Mr. Gillespie is satisfied with the repair work.

Mr. Gillespie met with Mr. Frank who stated that the thought was that the chimney was leaking from inside. Members thought that the chimney should be capped. Mr. Gillespie will speak with Mr. Frank about the chimney getting capped. He stated that that CPC should assemble a simple scope of work. Mr. Gillespie motioned to create a scope of work for repair and rehabilitation of the chimney with funds coming from the roof project. Ms. Jones seconded the motion and the vote was unanimous with all in favor.

Status Town Hall Annex Gym

Mr. Gillespie has arranged a plasterer to finish the work in May followed by a painter. The whole project budget is 69K and the floor is also left to be done after the walls. He discussed soliciting the Highway Department for labor and the Board of Health for a dumpster so that they can remove the corner room in the gym and taking down the score board and storing it.

Cemetery Pickets fence.

There has been only one bid and it was from Liberty Cedar. Mr. Gillespie has given that to Mr. King to draft a contract. Ms. Slade reminded the committee that there needs to be a historic carpenter for this work. Mr. Morton asked the difference. Mr. Gillespie stated that the fence was repaired in various ways. They have chosen to work with a stainless steel screw and will be recessed and then filled. There will be a little bit more work. A conventional carpenter will be taking shortcuts. There is an independent carpenter they have in mind for this historic work, and because he is independent, prevailing wages do not apply. The pickets are expected to be ready in May. After which they will be ready to install. The pickets are pre-primed and painted and are to last 50 years.

Discussion on possible changes to work covered under Paul Cuffe Heritage Trail project

Jane Loos was present and stated that the committee was disappointed because many residents raised privacy issues with placing signs in the proposed heritage trail. They are looking at ways to make the heritage trail more broadly available by way of maps and posters in public places to bring awareness to the trail without installation of signs. There are other issues that have to do with the current property not being the same as what was originally in place.

Ms. Slade briefly described the symposium. Ms. Slade motioned CPC accept this approach for Town Meeting. Seconded by Mr. Gillespie. The vote was unanimous with all in favor.

Handout at town meeting

Ms. Slade noted that on the handout, some are not completed because the Land Trust and the Affordable Housing Trust are creating their own write up to be inserted with the remainder. Discussion ensued over the handout and the input from Land Trust.

Progress on Santos Farm CR

Ms. Slade has been involved with this CR and this is the first CR under these conditions in the entire state. With work with the Town Counsel Attorney Eichmann has been part of the process. Bob Grillo is now reviewing it for his input. The Land Trust will hold the restriction at no cost and may have some input which will be helpful. The CR is long overdue since the project was first approved in 2004.

Correspondence.

- a. Letter in support of CPC funding by state legislature. Both Ms. Slade and Mr. Gillespie sent letters and copies were shared with members.
- b. Discussion of letter from the town of Scituate on amending CPA. Mr. Gillespie felt that the CPC should support this proposal. They are asking CPC be amended to include doing things on the water. Mr. Gillespie motioned support the purchase of non-motorized water vehicles used exclusively for town-sponsored recreation programs and activities. Seconded by Ms. Jones. The vote was unanimous.

c. Housing Production Plan Workshop 4/29/17 6:30 pm Macomber School. Noted.

d. Ag Open Space Minutes April 6, 2017

The Ag Open Space voted to approve \$500K for the 350K for the property to the back and 150K for the smaller lot and to send a letter of support to the CPC.

Invoices.

East Bay Classified

Appraisal Services \$2,900.00

Next meeting: ATM May 2, 2017 at 6:30 p.m. at Westport High School

June 8, 2017 at 7:00 p.m. at Town Hall

Ajournement.

Members unanimously adjourned at 9:00 pm.

Respectfully submitted,
Lucy Tabit, Recording Clerk