



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF REGULAR MEETING AND PUBLIC MEETING

Thursday, January 11, 2018

Chair Betty Slade called the regular meeting to order at 7:00 pm with Vice-Chair Tim Gillespie, and members John Bell, Marc De Rego, Janet Jones, Hugh Morton and Elizabeth Squire present. Elizabeth Collins was absent.

Minutes

December 14, 2017. Ms. Jones moved to approve as written and seconded by Tim Gillespie. The vote was unanimous with all in favor.

Review of 2017 Annual Report. Marc De Rego moved and seconded by Tim Gillespie to approve as written. The vote was unanimous with all in favor. Ms. Slade said the report would be given to Denise Bouchard on Friday.

Appointment for CPC meeting with FinComm to review Town Meeting Warrant. Ms. Slade noted that she would be attending a meeting either on January 16th or at the end of January. She invited the vice -chair and any members who wished to attend to do so.

RFP for Annex Roof. Mr. Gillespie reported that both bids were rejected, one exceeded the budget and the other had not filled out the bid form correctly. Mr. Morton stated that Town Counsel said the only way to handle this was through a new RFP which will be done. Mr. Gillespie noted that he was interviewing prospective bidders for the Annex gymnasium floor. Ms Slade suggested this matter be taken before the WHC and asked Ms. Jones to help with that. The cost would be under \$25,000 so a RFP would not be required.

The Chair suspended the regular meeting and opened the public meeting at 7:10 pm. The Chair read the legal notice in full as required.

Each project manager and/or interested parties represented the projects proposed for recommendation to Town Meeting of May 23, 2018. The Chair asked them to face the audience and be ready to answer questions which they did.

The projects were:

Westport Affordable Housing Trust Fund. (WAHT). \$295,583. Mr. Leonardi Aray, was present. After a quick review, there were no questions. The Chair reminded the audience that the requested funding was for projects that may or may not be completed in one year.

Acoaxet Chapel Historic Preservation. \$24,980. Mr. Stanley Cornwall was present. Mr. Cornwall presented a brief review and opened to questions. There were none. The Chair noted that the project had been reviewed by the Westport Historical Commission (WHC) and the Chair who reduced the requests to those that were more consistent with CPA criteria. She also noted that there would be another grant agreement between the Town and the Acoaxet Chapel.

Head of Westport Town Landing Historic Stone Wall Preservation. Mr. Tony Millham, Landing Commission was present. Mr. Millham did a quick review and opened up for questions. Mr. Jim Whitin had two comments. One, he inquired what was the relationship between this project and the Seaport Authority Grant, to which Mr. Millham replied that they covered different aspects of the Head Landing work. Second, Mr. Whitin inquired if "sea level rise" had been taken into consideration in this project. The answer was that this is a "historic preservation" project, that the stones were dislodging more due to human activity, and that they would most likely be able to stand up in underwater conditions, and that sea level rise would be gradual. The answer therefore was that sea level rise was not taken into consideration, but the town needs to start planning for it.

Council on Aging Building Historic Preservation, \$11,950. Ms. Beverly Bisch, Director was present. Ms Bisch briefly reviewed the two projects. She stated that Mr. Bell and she had researched, and consulted with oldtimers, whether there had been a bell in the Bell Tower (so called) but could find no evidence there was. Hence the project remains as presented. There were no questions.

St. Vincent de Paul Conservation Restriction, \$200,000. Mr. Steve Sloan was present. Mr. Sloan stated that the Westport Land Conservation Trust (WLCT) would retain ownership of the 21.13 acre parcel known as Lot A or the camp core after much discussion with a town committee, the board of selectmen and the WLCT. It will become a community park. The dilapidated buildings will be removed, but the historic house, the basketball gymnasium, a maintenance building will remain. The WLCT will restore the historic house. The earlier idea to sell off the other existing house has been abandoned. All the private funding is in place. The Ag Open Space Trust agreed to supply the total \$445,000 requested for the Town's portion, but hoped the CPC would supply \$200,000 of that amount. WLCT will go into agreements and contracts with outside bodies to run various aspects of the activities in the public park. Ms. Slade noted that the CPA funding was for a Conservation Restriction on that property which would be held by the Town. She noted that the CR would have to be written so as to allow for the activities foreseen for this project. Mr. Jim Whitin asked how the CR would work and how would the town's rights be protected in the CR. Mr. Sloan said that the WLCT would be consulting with the Board of Selectmen and Town Counsel as usual on the CR but thought in this case it would make sense to have a more formal arrangement whereby private and public entities could have a say. Ms. Slade suggested that CPC would like to be part of that arrangement and asked Mr. Sloan to follow up on that. There were no further questions.

South Coast Scenic Greenway Feasibility Study. \$10,000. Ms. Gail Rodriques, Mr. Keith Macdonald, Mr. Steve Ouellette and others were present. Mr. Macdonald showed the map of potential pathways through New Bedford, Dartmouth, Westport and Fall River. Questions about the impediments to pathways were asked. The reply was that the feasibility study purpose was to resolve those. There were no other questions.

Targeted-Integrated Water Resource Management Plan for the East Branch of the Westport River. \$15,000. Mr. Jim Whitin, Chair of the Westport Planning Board was present. Mr. Whitin gave a brief description of the project which is a request for added funding to a previous project. Questions about TMDLS, sources of pollution, and impact were asked, which Mr. Whitin answered. No questions about the project were asked.

Westport United Youth Soccer Playing Fields Construction. \$40,000. Chris Conroy, Dan Dasilva were present. Mr. Conroy noted they wish to put in a well and underground electrical work. Mr. Ouellette stated that they should notify the Board of Selectmen if they plan to modify the property. Mr. Morton suggested that they might use a generator instead of installed electricity. The response was that a generator was not sufficient to meet their needs, would have to be lugged in and out, maintained and overseen at all event. Installed electricity would free up volunteer time. There were no further questions.

The Chair announced that recommendations and funding would follow in the regular portion of the meeting.

At 8:15p.m. the public meeting was adjourned and the regular meeting was reconvened.

Recommendation to Town Meeting. The Chair asked for a recommendation on how the CPC wished to proceed. Mr. Gillespie moved that all the projects be recommended to Town Meeting as presented at the public hearing. Seconded by Ms. Jones. The vote was unanimous on all projects except for the St. Vincent de Paul Conservation Restriction project which had seven votes in favor and Mr. Morton abstaining.

Source of Funding of proposed new projects. The Chair explained that the source of funding had been reviewed and accepted by the town accountant. She noted that there must be 10% of new funding allocated to the three categories: community housing, historic preservation and open space/recreation. However funding a project in the category counts toward that allocation. Projects that are funded by reserves can spend those funds immediately following town meeting, whereas funds from estimated fund revenues only become available on July 1, 2018. Budgeted Reserves are the funds that have not been allocated to a specific category. They are an undesignated reserve that can be utilized for projects which may be approved by town meetings before the next fiscal year begins. This table lists the projects and the source of funding to be recommended to Town Meeting:

CPA Funding Sources for FY19 Town Meeting

CATEGORY	AMOUNT	SOURCE OF FUNDING
HISTORIC PRESERVATION:		
Head of Westport Town Landing Historic Stone Wall Preservation	\$95,500	Budgeted Reserves
Council on Aging Historic Preservation	\$11,950	Historic Preservation Reserves
Acoaxet Chapel Historic Preservation	\$24,980	Historic Preservation Reserves
OPEN SPACE/RECREATION:		
St. Vincent de Paul Conservation Restriction: Community Park	\$200,000	Open Space Reserves & Budgeted Reserves
South Coast Scenic Greenway Bike and Pedestrian Ways	\$10,000	Open Space Reserves
Targeted-Integrated Water Resource Management Plan for the East Branch of the Westport River: Public Outreach	\$15,000	Open Space Reserves
Westport United Youth Soccer Playing Fields Construction: Electricity & Water	\$40,000	Open Space Reserves
COMMUNITY HOUSING:		
Westport Affordable Housing Trust	\$295,583	Community Housing Reserves & FY19 Estimated Fund Revenues
Historic Preservation Reserves	\$60,000	FY19 Estimated Fund Revenues
Open Space Reserves	\$60,000	FY19 Estimated Fund Revenues
Administrative Expenses	\$28,000	FY19 Estimated Fund Revenues
Budgeted Reserves	\$170,000	FY19 Estimated Fund Revenues

Any other business not reasonably anticipated. Mr. Gillespie reported on a meeting held after the agenda was posted. The Recreation Commission, of which he is a member and representative to CPC, is asking for financing of a part-time director. If they do not get the funding, they will resign leaving no Recreation Commission. A discussion of the possibility of using CPA funding for this was held and it was generally believed it was not possible. Ms. Slade said she would contact the CPA Coalition and see if there are other towns who did such funding.

Bills.

Sitec \$550.00 for Head Landing Oversight.

Nathaniel Allen, Linden and Maple Grove fence, for 5 days extra work \$1,650.

Members unanimously approved

Next meeting.

March 8, 2018 at 7 pm at Town Hall. No February Meeting.

Adjourn. Members unanimously adjourned at 8:45 p.m.

Attachments to Agenda for members of the CPC:

Minutes December 14, 2017

Fund revenue sources

2017 Annual Report Draft