



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF REGULAR MEETING

Thursday January 12, 2017

Chairman William D. Raus called the meeting to order at 7:00 p.m. with Vice-Chair Betty Slade, Hugh Morton, Tim Gillespie, Janet Jones, Liz Collins and Richard Lambert. Anne Brum and Jim Coyne were absent.

Minutes:

December 8, 2016.

Ms. Slade motioned to approve. Ms. Jones seconded the motion and the vote was unanimous with all in favor.

Westport Historical Society Handy House Septic System RFP review.

Mr. Collins motioned to approve the RFP. Ms. Jones seconded the motion and the vote was unanimous with all in favor. Discussion ensued over using some of the allocated funds for the fixtures that are associated with the septic system. Mr. Raus said he saw no problem with that and there were no comments from the CPC otherwise. Ms. Collins asked if a non-conventional system was looked into. Ms. Slade stated that the CPC had them look into an alternate system but it would not work properly due to the seasonal aspect and infrequent use.

7:10 p.m. Public Hearing.

Recommendation of projects and funding sources for presentation to Town Meeting:

HISTORIC PRESERVATION:

A. Acoaxet Chapel Phase II Accessibility \$23,100

Stanley Cornwall presented the project to the members for the next phase of accessibility at the chapel. He stated that he would look into a permanent sign giving credit to CPA.

Ms. Collins motioned to approve this project for Town Meeting. Ms. Jones seconded the motion. The vote was unanimous with all in favor.

B. Westport Historical Society Bell Schoolhouse Tower and Lean-to \$44,345

Tony Millham stated the project is to restore the Bell Schoolhouse tower and to rehabilitate the flooring under the lean to.

Motion by Mr. Gillespie to approve. Seconded by Mr. Morton. The vote was unanimous.

C. Westport Historical Society Bell Schoolhouse Sills \$11,150

Mr. Millham explained that additional funding for the sill and foundation restoration is necessary to complete the project because the problems had proven worse than initially understood. Ms. Slade stated that there is a deed restriction that the Bell School can only be sold to another antiquarian association.

Ms. Collins motioned to approve. Ms. Jones seconded the motion. The vote was unanimous with all in favor.

D. Westport Historic Cemetery Markers \$2,380

Cory Howland was before the Board to explain the funding would be to purchase and place markers at 50 cemeteries that were never previously marked. The Highway Department will provide help.

Motion by Mr. Gillespie to approve. Seconded by Ms. Collins. The vote was unanimous.

E. Westport Historic Paul Cuffe Heritage Trail Signs \$1,500

Geraldine Millham and Jane Loos of the Westport Historical Commission discussed the project for 10 street signs to mark the Cuffe Heritage Trail which will be in Westport. The trail will extend into other communities.

Motion by Mr. Gillespie to approve. Seconded by Ms. Collins. The vote was unanimous.

F. Historic Town Hall Annex Roof \$100,000

This would be for the restoration of the historic Town Hall Annex Roof. The Town Hall Annex was known as the Milton E. Earle School and is on the Westport Historic Inventory.

Ms. Collins motioned to approve. Ms. Jones seconded the motion. The vote was unanimous with all in favor.

COMMUNITY HOUSING:

G. Westport Affordable Housing Trust \$292,500

There was a presentation by Mr. Aray at the last meeting. Ms. Collins stated that next year they would need to come back for the 2nd half.

Motion by Mr. Gillespie to approve. Seconded by Ms. Jones. The vote was unanimous.

OPEN SPACE:

H. St. Vincent de Paul Property Conservation Restriction. \$350,000

Steve Sloan presented the project to the Committee. He summarized his last presentation. He noted that the total property of 82 acres has an appraised value of \$1.57 million dollars. They are asking from the CPC for a conservation restriction for 59.7 acres to the rear of the developable area which was appraised at \$640,000. The 19.8 acre "camp core" has been approved for purchase by the Agricultural Open Space Preservation Trust Fund. Discussion ensued over the various possibilities on the property outside the part that is to be put under CR, including 2 plots which are being considered for sale.

Motion by Ms. Slade to approve, if a CPC funded appraisal shows the price to be appropriate, for the Conservation Restriction (CR) on the 59.7 acres. Seconded by Mr. Gillespie. The vote was unanimous with all in favor.

I. Westport Youth Athletic Association Playing Fields \$600,000

Bob Grillo, Gardner Lane, Lisa Mauk and Keith McDonald

The WYAA first reported that WYAA has contracted with RAD Sports to clear and level the land for \$650,000. These funds include previously approved CPA funding and private funding. This project is a request for \$600,000 which the WYAA will match in order to finish the project in total.

Ms. Collins motioned to approve. Ms. Slade seconded the motion. The vote was unanimous with all in favor.

J. Horseneck Road Map 44, Lot 1, Conservation Restriction \$140,000

The project proposes 15.4 acres for an APR. Department of Agricultural Resources (DAR) appraised property at \$625,000. DAR has approved \$280,000 in funding and WLCT will raise \$205,000. WLCT is asking for \$140,000 CPA funding for a Conservation Restriction (CR).

Motion by Mr. Gillespie to approve, if the CPC-funded appraisal shows the price to be appropriate, for the Conservation Restriction on the 15.4 acres. Seconded by Ms. Collins. The vote was unanimous with all in favor.

K. Santos Property Conservation Restriction \$5,000

The Land Trust has agreed to hold the conservation restriction on the Santos property for a minimal price of \$5,000. Town Counsel is currently working on a conservation/recreation restriction on that property which is required under CPA.

Motion by Ms. Collins to approve. Seconded by Mr. Morton. The vote was unanimous with all in favor.

CPA fund balances.

Ms. Slade gave a summary of projects to be submitted to Town Meeting as well as budget reserves and an administrative account of \$28,500 with their funding sources. It appears that most of the existing reserves and FY18 funds will be utilized with approximately \$54K remaining. The warrant for town meeting will be prepared and approved by the chair and vice chair and submitted.

Sweep. Ms. Collins motioned to sweep FY15 Sanford Road School Roof project remaining funds of \$21,769 back into Historic Preservation reserves. Ms. Jones seconded the motion. The vote was unanimous with all in favor.

Review and approve Annual Report.

Ms. Slade will complete the report and submit by deadline.

Correspondence.

None.

Any other business that may come before the Committee

- A. CPC needs a copy of the appraisals from the Land Trust. The clerk will contact Steve Sloan and request these be sent.
- B. Annex Gym – corner drainage. Tim Gillespie - has tried to get the drain work done by the highway department and he will follow-up.
- C. Town Hall Roof - Tim Gillespie stated that Ward Hamilton & Mike Frank still have done nothing. He will contact Mr. Hamilton and request that by the next meeting, the issue be taken care of or come to the meeting to explain what is going on.
- D. Cemetery historic fence pickets – Mr. Gillespie stated that he will go next week to see the stock for the cemetery pickets at Liberty Cedar.
- E. Mr. Raus and Ms. Tabit will arrange for appraisals for the 59.7 acre St. Vincent de Paul property and the 15.4 Horseneck Road project.

Invoices.

CPA Coalition Dues \$1,750.00

Ms. Slade motioned to approve. Ms. Collins seconded the motion. The vote was unanimous with all in favor.

EastBay Newspapers \$63.00 for Public Hearing ad week of Dec 24 2016.

Members unanimously voted to pay.

Next meeting:

February 9, 2017 at 7:00 p.m. at Town Hall

Ajournement.

Members unanimously adjourned at 8:55 p.m.

Respectfully submitted,
Lucy Tabit, Recording Clerk