



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF REGULAR MEETING AND PUBLIC MEETING

Thursday, October 11, 2018

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

1. Minutes

September 13, 2018.

Motion by Mr. Bell to approve. Seconded by Mr. DeRego. The vote was three in favor with Janet Jones, Hugh Morton and Elizabeth Collins abstaining because they were absent at that meeting.

2. Project updates:

a. Update on FY 19 RFP for Head of Westport Stone Wall Restoration Phase III.

Mr. Millham, Landing Commissioner, was present. He stated that they sent out a request for bids and no bids were received. The request was reissued and only one bidder responded. Mr. Neves has been a contract landscaper for i.e. Wrentham Mall and does not have extensive background in the stonework - as a disclosure, Mr. Millham checked his references - one being the property for Brown University. He asked about Mr. Neves and received a positive review but no comment on the work. He also checked with UMass Dartmouth and a private electrical contractor who used him to dig a ditch. The last having hired Mr. Neves personally to build stone walls. Mr. Millham called M. Neves and spoke to an office personnel and stated that there was no evidence of experience with tidal zone retaining walls. He received additional information but Mr. Millham was not satisfied. Mr. Millham met with Mr. Neves, the Conservation Agent and Mr. Leach and several other Landing Commissioners at the site. He discussed the project regarding the tidal zone and the actual work involved with comments from Mr. Leach and the Conservation Agent. In all of these exchanges, Mr. Neves gave reasonable answers and Mr. Millham concluded that they did not know more than what they started with. Mr. Millham spoke with the Town Administrator. Mr. Millham consulted with Mr. Leach after and he said that there were not a lot of prospects for other bids. He feels that if the CPC accepts the bid, he and Mr. Leach will have to look at the work to ensure it is up to standard. Mr. Millham stated that he was sure to point out to Mr. Neves the previous work and that this is what they expect. Mr. Millham in speaking with the Administrator stated that the Town can accept or reject it. If its accepted, then the Town would have to observe and if the work is not up to what is expected, then the contractor can be fired. The Landing Commission has already voted in favor of the bid.

Ms. Collins motioned to reject the bid and to resubmit a request for bids in the future. Seconded by Ms. Jones.

Ms. Slade asked if Mr. Leach had any feedback. Mr. Millham stated that he cannot repeat comments only because its based on hearsay. Mr. Millham's asked the Conservation agent for the source of his information, but he was not

able to provide it. Ms. Slade stated that the CPC should consult with the Conservation Commission to be able to back up what the Agent reported to Mr. Millham. Ms. Slade stated that this is a serious issue if the contractor is not experienced in this kind of work. Mr. Millham stated that it is a problematic area to stage the work.

Mr. Morton stated that in his opinion, Mr. Neves does not have the experience for this based on the references. Ms. Slade also noted that Mr. Neves did not meet the requirements of the bid package.

The committee voted unanimously in favor.

- b. Update on FY14 Playground Handicapped Access and Rehabilitation. Tim Gillespie submitted a written report which Ms. Slade read.
Playground Handicapped Access and Rehabilitation. The Recreation Commission is still facing some playground rehabilitation projects that fall under the scope of the original project. We would like to hold on to the remaining funds until we can quantify the remaining work. We have hired a Recreation Director who will be starting next month. Once they are on board, it will be easier for us to evaluate the issues that remain. I will report any developments to CPC as they evolve.

- c. Update on FY15 Town Hall Annex Gym Re-Hab and Access. \$13,923. Tim Gillespie submitted a written report which Ms. Slade read.
Town Hall Annex Gym Re-Hab and Access: As to the Town Hall Annex Gymnasium project, we have a couple of more projects that should be done to complete that restoration and handicap accessibility issues. The handicap entry ramp at the south entry needs to be replaced with a more appropriate structure. We will be designing a new structure and then ask for bids to complete that work. In conjunction with that, we will also address the entry on the east side. That needs to be replaced as a minimal undertaking, but we will also consider if it would be a beneficial move to add a handicap ramp there.

We also have a minor painting project to cover the plaster patch in the ceiling over the stage where plumbing was repaired.

- d. Update on Town Hall work associated with the Slate Roof Project. Tim Gillespie submitted a written report which Ms. Slade read.
Town Hall Slate Roof: There is one minor task remaining connected to the Town Hall Slate Roof project. Now that we are more comfortable stating that the leak around the chimney has been fixed, we need to do some plaster repair and painting at the ceiling over the south wall of the Selectmen's office. I need to determine what the wall paint color is. Once that is determined, I will have a painter assess the project. If they can do the plaster repair as well as the painting, we will proceed. Otherwise I may have to bring in a plasterer. Therefore, I would like to retain the remaining funds until that project is complete.
- e. Update on FY17 Town Records Phase IV plans for use of funds. Betty Slade stated that the funds were being held until now. She had been working with the Town Clerk and is now working with the Library. The audio cassettes have

outlived their expected longevity and she has contacted Hudson Archival to save the audio tapes in a hard drive format for the library and in digital media for the website. These tapes contain interviews of the actual persons alive at the bicentennial. Ms. Collins motioned to approve. Second by Mr. DeRego. The vote was unanimous with all in favor.

- f. FY19 Submission of Conservation Restriction for St. Vincent de Paul, Phase 2, Community Park. Payment requested. This was discussed and members voted to approve the payment of \$200,000 for the conservation restriction.
- g. FY19 Council on Aging Historic School Stairway Restoration. Mr. Bell checked on the work as it progressed and reported that the project was completed satisfactorily. Members voted to pay the invoice; listed below.

3. Any other business not reasonably anticipated.

Ms. Slade mentioned that the cleaning of the cemetery stones would begin shortly with the aid of volunteers.

Ms. Collins brought up the Campground Committee because it is on the Board of Selectmen's agenda. She suggested that the information regarding the camp ground not being eligible for CPA funds be made known to the committee. Ms. Slade stated that she had spoken with the Town Administrator and explained that CPA funds are not appropriate for this project.

4. Correspondence not already covered

None.

5. Bills

St. Vincent De Paul Conservation Restriction \$200,000.

Allen Pelletier historic preservation of steps at the Council on Aging \$1,980

Members unanimously voted to approve these payments.

Next meeting:

November 8, 2018 at 7:00 p.m. at Town Hall.

Adjournment

Members unanimously adjourned at 8:25 p.m.

Respectfully submitted,
Lucy Tabit, Recording Clerk

Attachments to Agenda:

- 1 CPC Minutes 081618 draft
- 2 CPC Meeting newspaper notice
- 3 Oscar Palmer Farm Images
- 4 Oscar Palmer Farm Humphreys estimate
- 5 Balances Current CPC 09.05.18
- 6 CPC authorizations to Sweep Funds Form