



COMMUNITY PRESERVATION COMMITTEE

MINUTES OF MEETING

Thursday September 14, 2017

Vice-Chair Betty Slade called the meeting to order at 7:00 pm with Hugh Morton, Janet Jones, Elizabeth Collins, John Bell, and Elizabeth Squire. Absent were Tim Gillespie, and Richard Lambert. William D. Raus has resigned.

Reorganization.

The Committee received a letter with William Raus' resignation.

Ms. Collins motioned to nominate Betty Slade as Chair. Ms. Jones seconded the motion and the vote was unanimous with Ms. Slade abstaining.

Ms. Jones motioned to nominate Tim Gillespie as Vice-Chair. Ms. Collins seconded the motion and the vote was unanimous.

Ms. Slade welcomed new at-large member John Bell to the CPC.

Public Informational Meeting convened at 7:10 pm

Public Hearing to gather input of the needs, possibilities and resources of the town regarding community preservation funding.

Updates from the Westport Land Conservation Trust (WLCT) (a - c below) .

a. St. Vincent de Paul property. Steve Sloan and Kevin Rioux were present.

Mr. Sloan distributed a sheet showing a map of the roughly 82-acre St Vincent de Paul Camp property with 59.7 acres shown in blue. He noted that 2016 Town Meeting approved an appropriation for a conservation restriction on the 59.7 acres. He noted that he has been working with the Town regarding the other part shown as parcel C as called the "camp core." He said that they have received a commitment from the Agricultural Open Space Trust Fund Council for \$500K for the purchase of the camp core for the town of Westport. He said the use of those funds was ratified by the Board of Selectmen and Finance Committee with the understanding that town approval of a management plan by the WLCT would be in hand by the end of the year. He stated that the WLCT asked for the commitment for the entire amount by the Ag Open Space Council to allow them to close on the entire property scheduled for January 2018. CPC had been approached earlier to see if it might provide part of the funding. Mr. Sloan said that the CPC had seemed favorable, but it was left open ended without an amount in mind. Mr. Sloan stated that they he would like to initiate the discussion about that at this time since the CPC is looking at projects for next year. He called attention to the letter that was sent to CPC by the Ag Open Space Council to this effect. \$150,000 is being requested from CPA funding leaving \$350,000 from the Ag Open Space trust Fund Council. Ms. Collins was glad to see this cooperation happening because the Ag Open Space Trust Fund Council can access funds immediately, where as CPC cannot. For a project such as this it is important to access

funding immediately. Mr. Bell asked what the billboard on the property was about.. Mr. Sloan stated that \$1.9 million is the total budget that includes asbestos remediation, etc. on site and they are trying to fund raise private funds of \$900K. One of the concepts is a community park with various activities and perhaps use of a building or two on the property. The next step is to have a series of public outreach. Mr. Bell asked about the historic building. Mr. Sloan stated that they have not decided what it will be used for yet. He also stated that the WLCT would be removing some of the buildings that are in poor condition before conveyance to the Town. The gym is also something that the town would be in need of, so this will remain if viable. Mr. Sloan stated that they have yet to identify the funds for renovation of the basketball court. They are focused on acquiring the property, preserving the land and creating opportunities for the town in the long-run. Stanley Cornwall suggested a “progress center”, a sheltered workshop for disabled adults to perform work utilizing of the historic building on the property. CPC noted this should be considered.

Mr. Sloan noted that it was decided (and explained earlier to CPC) that a small portion of the original Camp Core will be part of the CR. He noted that the WLCT is working with conservation groups in RI to bring further surrounding land under conservation.

The CR is drafted and has been sent to Town Counsel for review and it is hoped that the CR will be in place at the end of the year.

- b. **Horseneck APR.** The State in partnership with the Town are putting an Agricultural restriction for \$140K and review in the hands of NRCS and is expected to be finalized and closed on in February/March 2018.
- c. **Strawberry Fields.** WLCT had an agreement with the property owner to make a purchase of the land in 2011 and \$130,000 was appropriated in FY12 for purchase of a Conservation Restriction on that property. After extensive negotiations and setbacks, WLCT has finally acquired the property this July, have submitted a CR proposal to the State and are hoping to close in the property by the end of year. No additional funds are requested.

Water Resource Management Committee/Planning Board. No one was present due to unexpected conflicts.

Acoaxet Chapel. Stanley Cornwall the moderator for the Chapel updated the members on the work that was completed with two grants from CPA funds for ADA requirements under the historic preservation category. Mr. Cornwall also stated they are planning to address other interior preservation and would like assistance from CPA funding under the historic preservation category. Mr. Cornwall explained in detail their needs, fundraising they have done, assistance from the Sheriff's Office, and volunteer work received. They still need CPA funding and wanted to get a general view of whether they can come back to CPC for funding. He noted that he was astounded at the amount of money needed to accomplish restoration and is deeply thankful to CPC for providing the resources to be able to do what has been done. Mr. Cornwall explained the site plan review they went through to get the parking lot expansion approved. He provided photos and pointed out a sign attributing funding for the work to CPA. Ms. Slade noted the ongoing lawsuit in another CPA community where the use of funding for a religious entity is being challenged. That should be watched carefully and may impinge on CPC's abilities to fund religious entities. Mr.

Morton opined that based on what he knows, if the work concerns functional items, he does not see a problem. Ms. Collins supported this in principal and Ms. Squire supported it because it is a way for the town to give to the community. Mr. Cornwall asked if he should go ahead with obtaining estimates and members were in agreement that he go forward to do so.

Stonework at the Head of Westport. The Landing Commission was granted \$86,924 in FY17 to restore 900+ linear feet of these historic walls. The ultimate bid that was received after an RFP was issued came to \$189,000 for the entire 90+0 linear feet. Mr. Millham had warned the CPC that the needs to repair the entire desired area might far exceed the amount requested in FY17. Mr. Raus worked with Mr. Millham on this matter. There was only one bidder. Discussion occurred between the Landing Commission and the bidder as to which sections would be done with the financing available. It was decided that Sections 1 and 4 on the East side could be done with the available funds. The Landing Commission plans to put in a request for close to \$95,000 to complete the work in the future. The CPA funding also has played the role of a local portion which allowed for the Seaport Economic Council grant to the Head. SITEC is acting as the clerk of the works to provide advice and oversight at a cost of \$6,500 paid out of Administrative funds.

Any other business pertaining to new projects.

None.

Close public meeting.

Meeting closed at 7:58 pm

Regular Meeting Items

Minutes.

August 3, 2017.

Ms. Collins motioned to approve. Seconded by Ms. Jones. The vote was 5 in favor with Mr. Bell abstaining because he was not present at that meeting..

Update on WUYS (Westport United Youth Soccer). Mr. Fernando Larguinha informed the committee that opening day of the new field occurred and over 450 kids and their families on opening day. Ms. Slade attended and noted the three signs which acknowledge funding from CPA and thanked the WUYS for this acknowledgment. The next project is to seed a field in the next week or so to make it available next fall. They are still working on getting water and electricity to the back area. There is an area in far back that will be the last field. Mr. Larguniha stated the WUYS was very appreciative to all who have helped them.

Update Town Hall Chimney, Town Hall Annex roof and Gym floor.

Tabled to the next meeting

Update on Linden Grove and Maple Grove picket fence. (FY17) Betty Slade stated that Nathaniel Allen, the contractor for the project will take approximately 3 weeks to complete if things go as planned. Mr. Gillespie purchased some hardware for the fence posts and will be asking to be reimbursed.

Update on African American Native American Heritage Trail. (FY18, \$1,500) Betty Slade stated that the symposium is fully subscribed with 150 people attending. She will

have a copy of the brochure for everyone next meeting. The Symposium will be all day on this Saturday. There will be buses to take participants around to see six sites that are connected to the trail. CPA funds will pay for the brochures and for a portion of the website. Ms. Slade stated they have also received funding from the Local Cultural Council and Helen E Ellis Charitable Trust as well as from several private donors.

Review Open Project CPC liaisons.

Ms. Slade had distributed and quickly reviewed the spreadsheet of the open projects with the members. She asked members to volunteer to be liaisons.

Any other business that may come before the Committee.

- a. Ms. Collins asked what was happening with WYAA. Ms. Slade noted that she was told that they are fundraising and they are clearing the land. Ms. Collins asked if they were going to open this year or next year. Mr. Morton noted that only this summer they have only begun clearing of the land and constructing the fields. He doubts they are ready to seed the fields this year. Ms. Collins asked that they come in to report at the next meeting in October. The WYAA will be on the October agenda.
- b. Ms. Collins motioned to sweep the remaining funds from FY14 Sanford Road Schoolhouse for \$690.00 and FY15 Sanford Road Schoolhouse roof for \$21,769 to historic preservation reserves. Seconded by Ms. Jones. The vote was unanimous.

Correspondence.

None.

Invoices.

Eastbay Newspapers - public meeting ad. \$63.00

Diverse Graphics for the printing of the Cuffe Trail Brochure \$650.00

Acoaxet Chapel labor \$13,055

Members motioned to pay invoices.

Next meeting

October 12, 2017 at 7:00 p.m. at Town Hall.

Ajournement.

Members unanimously adjourned at 8:50 p.m.

Respectfully submitted,
Lucy Tabit, Recording Clerk