# COMMUNITY PRESERVATION COMMITTEE

**MINUTES OF MEETING**
**Thursday, March 11, 2010**

Chairman Warren Messier called the Regular Meeting to order and saluted the flag at 7:05 p.m. with Elizabeth Collins, Betty Slade, Lino Rego, David Emilita, Tim Gillespie, Norma Judson, Charles Appleton and Richard Spirlet present.

Presentation for funding on Desjardins/Brunswick 50 acre parcel - north of Cornell Rd. connecting Herb Hadfield conservation land and Angeline Brook extending southerly from Adamsville Rd. Ms. Collins recused herself from the room. Chris Detwiller and Jennifer Holske were present from the Land Trust to make the presentation. The parcel is a 50 acre wooded wetland lot adjacent to the Herb Hadfield conservation property. The addition of the Brunswick parcel would double the conservation land and provide access from Cornell Road. Angeline Brook, supporting native brook trout, in this parcel would be protected in the brook's watershed. The Land Trust purchased the property for $425K in November and is requesting CPC to purchase a conservation restriction to avoid the possibility of placing up to 4 house lots on it instead. The certified appraisal from Prospectus LLC quotes the parcel value at $300K and the Land Trust is requesting $125K. The balance of the funding is coming from other sources. Mr. Messier reminded the applicant that the amount that was previously discussed was approximately $80K. Mr. Messier noted that Prospectus LLC did not make an adjustment for the highest and best use for the number of house lots. The parking will be off Angeline Lane a gravel lane, off of Cornell Road. Several motions were made proposing various amounts in excess of $100k, but did not pass.

Lino Rego motioned to approve the request a conservation restriction for $100K. The motion was seconded by Richard Spirlet and the vote passed with eight members in favor and Mr. Emilita voting nay due to the appraisal being made available only to Mr. Messier for review prior to the vote.

Oscar Palmer Farm
Updated by Jennifer Holske of the Land Trust. The historic structures report is complete and the report for the OPF will be available for consultation in the BOS office. The report contains the measurements of grounds and buildings. The Land Trust will be assistance in paying for this report to defray the cost.

Application for funding of Westport Affordable Housing Trust (AHT).
Present to make their presentation were Dianne Baron, Elaine Ostroff, Craig Dutra and Catherine Williams. Chairperson for the AHT, Dianne Baron presented the scope of the Trust for the next few years. The first year they plan to establish a Housing Assistance Office and staff office with a specialist for a limited time – approximately 10 hours per week. A recording clerk will be employed for meetings. The total cost for personnel in FY11 is expected to be $35,700.00 and they plan to utilize services from

Habitat for Humanity, for which town-owned land would have to be used. The estimated cost to get the Habitat project underway is $75K making their request a total of $110,700.00 for FY11. Working with a specialist and the Trustees, the proposal will seek to build one to two affordable homes in a small scale development. Mr. Messier recognized that adding to the affordable housing inventory is important to the Trust as well as working with Habitat for Humanity. Discussion ensued. Steven Ozug, Vice-Chair for the greater Fall River habitat for humanity (including Westport) was present and lent his support. Habitat has been inactive for the last 3 years due to lack of available land in FR. Their board having funds, is willing to work with Westport. Catherine Williams remarked that the organization is highly structured. Part of the work of the housing specialist would be to look at the list of town-owned properties and discerning which parcels would be appropriate to the project.

Alternative funding will come from other sources such as a result of amending the Inclusionary Zoning By-law. It is expected to make a project more attractive to developers as well as allowing developers to pay in funds to the Trust rather than build the housing directly. Other voluntary assistance will come through Diman Vocational School, where the expenses are just materials/supplies.

They proposed using an office in the Town Hall that could be shared with the acting dog officer. FY08 continued articles have funds in HPC for the School Street project in the amount of 30K.

Mr. Rego motioned to approve the amount of $110,700 as requested. Tim Gillespie seconded the motion and the vote was unanimous. Ms. Slade asked if the consultant would be available to the public. The answer was yes. The trustees plan to deal directly with the public and develop a website and set a time each week the office is open.

Ms. Slade suggested that CPC appoint a member to follow each project to ensure it goes forward. She is willing to be point person of a few but can not do all.

<u>Update on status of Estuaries Project and next scheduled meeting date. David Cole, Tim Gillespie, David Emilita</u>.- *Tabled until next meeting*.

<u>Update on the American Legion Hall/ School District Building Fifteen – Report on progress of heating installation by Cooling Concepts. (completion of rough-in $2,394.00)</u>
Mr. Rego reports the project is 80 percent complete and so far, the job is done well. The heating unit does not vibrate and is silent. They also obtained grant from National Grid to help with the fixtures. He feels that by Saturday the work should be completed. Mr. Rego will not release the final payment until it is all complete.

Update Westport Grange #181 –Bills preceded the authorization at TM.
Mr. Messier recounted to the members that the work had preceded the Town meeting approval and feels he could make a request at Town meeting to authorize payment.

Review language and request for approval of the warrant article for Annual Town Meeting.
Mr. Messier and Liz Collins will prepare the ad for submittal.

Greenwood Terrace Proposal
Ms. Collins updated the CPC members on the three bids. Discussion ensued over the various bids. Mr. Rego motioned award affordable housing funds to Baraby Electric for the removal and installation of new range hoods for the amount of $6,500.00 from Affordable Housing funds. Ms. Slade seconded the motion and the vote was unanimous.

Review projects pending and run hearing notice in The Shorelines on March 25 and April 1 2010 for the Public Hearing to be held on April 8th, 2010 at 7:10 p.m. at Town Hall. Mr. Messier asked Ms. Slade to write the notice.

Misallocation of funds RE: Voucher of 4/2/08 (Campbell Environmental). Update by Liz.
Ms. Slade will review with Ms. Collins

Approve minutes of January 14 & February 11 2010 Regular Meetings.
Members unanimously approved both January and February minutes as revised.

Approve bills.
Sarah Baker Cemetery $360.00
JM Goldson/Affordable Housing Trust $1,972.21
CPC recording clerk, $210.45
Members unanimously voted to approve the invoices.

Next meeting scheduled for April 8, 2010 at 7:00 p.m. at Town Hall. Open regular meeting and adjourn to Public Hearing at 7:10 PM and reconvene regular meeting at conclusion of Public Hearing.

Next Meeting:
Thursday, April 8, 2010 at 7:00 p.m. for the regular meeting and a Public Hearing at 7:10 at Town Hall.

Adjourn. CPC members adjourned at 8:49 p.m.

Submitted by Lucy R. Tabit, Recording Clerk