COMMUNITY PRESERVATION COMMITTEE

MINUTES OF MEETING
Thursday¸ April 8, 2010

Chairman Warren Messier called the Regular Meeting to order and saluted the flag at 7:08 p.m. with Elizabeth Collins, Betty Slade, Lino Rego, David Emilita, Norma Judson, Charles Appleton and Richard Spirlet present. Tim Gillespie was not present.

Minutes of March 11, 2010 regular meeting- tabled to the next meeting.

Members voted to adjourn regular meeting until completion of scheduled Public Hearing being held this evening starting at 7:10 p.m. (see separate agenda). Moved by Betty Slade and seconded by Charles Appleton. The vote was unanimous. Mr. Messier read the legal ad for this public hearing into the record.

Desjardins/Brunswick conservation project. Chris Detwiller presented the project describing the forestland and containing Angeline Brook and adding to over 300 acres of contiguous protected farm land and forestland to the Angeline Brook Watershed. The proposal is for a conservation restriction on 50 acres abutting the Herb Hadfield conservation area. The parcel would provide access to Cornell Road from Adamsville Road. The Trustees of Reservations and the Westport Land Conservation Trust propose this acquisition along with the Town to assure public access to this property. The Land Trust already purchased to property for a total of approximately $425K. The Land trust is requesting the CPC purchase the conservation restriction for the amount of $100,000 and the TTOR will raise the balance from other sources. The conservation restriction appraisal is $300K by Prospectus LLC. Mr. Messier asked how Mr. Detwiller is proceeding with the language of the conservation restriction as he has some examples of how that can be crafted. He wanted to make sure the conservation restriction reflects the access to the public in perpetuity and asks to go over the language of the restriction to make sure it reflects such. Mr. Detwiller asserted that he would be in touch to do so.

Public Housing Range Hood Replacement Program. Ms. Collins presented the proposal for the replacement of the original range hoods with new stainless hoods at the senior apartments, Greenwood Terrace. The cost would be $6,500.00 total chosen out of three bids to Baraby Electric. Ms. Collins stressed the importance of discussing CPC benefits to meet opposition CPA will face at town meeting this May.

Re-approval for funds approved by Town Meeting for the Grange #181 preservation project, but expended before Town Meeting authorized date for expenditures in error. No new funding is requested for this project ($9,477.43). Jay DeNardo was present to discuss. The issue was having expended the funds in January, prior to obtaining authorization at the May town meeting. The reason the work was done at the time was due to having Diman Regional Vocational School students available to provide the labor

for free. Mr. Messier feels strongly in taking this to TM for approval to pay for the supplies but agreed that it should be investigated. Ms. Slade agreed to follow up.

Westport Affordable Housing Trust Fund FY11 Initiative.
Dianne Barron and Elaine Ostroff were present to discuss the project. They have approached Habitat for Humanity about the possibility of constructing a home. (Details of this project can be found in the March 2010 minutes.) The RFP is being developed-to be advertised. Completing the changes to the action plan is the next project. For this scope of projects they are requesting $110,700.

Mr. Spirlet motioned to adjourn and reconvene regular meeting. Ms. Slade seconded the motion and the vote was unanimous. The members reconvened the regular CPC meeting at 7:55 p.m.

No Further discussion on Westport Grange bills – adequately covered in the Public Hearing session.

Vote to reaffirm the approved projects of which public hearing was held earlier this evening. Mr. Rego motioned to accept and vote to reaffirm the Grange #181, Westport Affordable Housing Trust Fund request initiative and the Public Housing Range Hood Replacement projects. It was seconded by Mr. Spirlet and the vote was unanimous.

Mr. Spirlet motioned to reaffirm the Desjardins Property Conservation acquisition. Ms. Slade seconded the motion and the vote was six in favor, Ms. Collins abstaining and two opposed. Ms. Collins made note for the record that she has recused herself from all previous hearings on this project.

Discussion of CPC and HPC Administrative account. At a future time, the CPC will not need to include HPC in CPC administrative funding. Eventually, a transition is expected from HPC to the AHT.

Discussion and vote on the distribution of unallocated CPC funds from Town taxation and from date the CPA match received September 2009 (38%).
Ms. Slade motioned to allocate 10 percent of 436831.39 to each CPA category (131,049 total), less the three projects totaling $217,200 leaving approximately $88,582 for affordable housing. Ms. Collins will confirm figures. Mr. Spirlet seconded the motion and the vote was unanimous.

Prepare motion for Town Meeting of CPC approval requests. Mr. Messier will draft.

Update discussion on Noquochoke Village-house on acquired Perry property. Contamination cleanup, George Campbell Environmental study (cleanup payment out of Mass Development Funds). Discussion of demolition of house and garage.
Ms. Collins reported the poor condition of the Perry house and the events of the last few years. The dwelling needs to be demolished as all other options have been exhausted. The outcome is in the hands of the Board of Selectmen at this time.

Update on the Archeological Dig at the Waite Potter site; Ms. Slade informed the Board that she has received the 96 page draft report of the archeological dig at the Waite-Kirby-Potter site. There were significant finds, one being the distinction of the Kirby family name being affiliated with the site. There are plans to open to the public from time to time and to schoolchildren as well.

Discuss article to revoke CPA on the ATM Warrant; B. Slade.
Mr. Messier would like to respond with information of CPA projects accomplished over the last few years. Ms. Slade will work on the literature, similar to last year's presentation. Discussion ensued over SB90. The consensus was that many of these projects could not have happened without the funds. It was noted that the FinCom voted unanimously to support CPA and not the article on the town warrant to abolish the 2 % CPA surcharge. Members would like Tim Gillespie to make the TM presentation.

Approve bills.
-Sarah Baker $222.00 Linden and Maple Grove Cemetery.
-Robert Hauser $525.00 Admin Funds Consultant for preservation of town records.
-Eastbay Classified $131.26 Publication of Legal Notice.
-WB Mason $31.00 for file cabinet lock.
-CPC/L Tabit $73.20
-Grange #181/plumbing/ $3,500.00
Members unanimously voted to pay the above bills.

Prospectus LLC appraisal for the Desjardins property.
Clarification was offered by Mr. Messier. Prior to March 9, 2010, Mr. Messier contacted Keystone Consulting Group in the Boston area and asked if they could provide an appraisal for the Desjardins site for the consideration value on a price based on a conservation restriction. They could have provided the information for $3,500 if we had given them the documentation but still would have taken 6-8 weeks. They sent a proposal and Mr. Messier stated they would be considered in the future. He also contacted a third group besides Prospectus LLC which would have completed a yellow book appraisal for the cost of $5-10K and would have taken approximately 6 weeks. He then contacted Prospectus and asked to provide the information by the last meeting for which they were able to. Mr. Messier verbally authorized Prospectus LLC to do so.

Next meeting scheduled for May 13, 2010 at 7:00 p.m. at Town Hall and Annual Town Meeting on May 25, 2010 at 6:30 p.m.

Adjourn. CPC members adjourned at 9:03 p.m.

Submitted By Lucy R. Tabit, Recording Clerk

Additional notes: - not part of minutes.

Distribution for FY10 $436,831.39:
30% is 131,049 and is to be distributed as 10% or 43,683 to each of the three CPA categories.
The balance of 70% is 305,782.89. From this figure, deduct the projects and put the remainder into affordable housing
100000 – Brunswick/Desjardins (conservation)
6500 – range hoods (housing)
110700 – AHT (housing)
equals: 217400 is the total for projects going forward.
217400 Plus 131049 is 348,249; subtract that from 436831.39, it leaves 88,582.86. Ms. Slade motioned to make an allocation as above. Mr. Spirlet seconded the motion and the vote was unanimous.