

SEEKONK COMMUNITY PRESERVATION COMMITTEE

Minutes – August 22, 2011

Present: Ron Blum, Willit Mason, Jim Tusino, Richard Wallace, Susan Waddington

Present to speak about their applications: Jan Parker, Dan Horton, Eleanora Rezek, Bill Rezek.

The meeting was called to order at 7:04.

Old business:

1. Minutes of the July 11, 2011 were approved by all present.
2. I reported that minutes of our previous meetings are now available on the Town web site and that Bruce Alexander will continue to add agendas, project listings, etc. as we provide them. John Hansen has agreed to post current minutes as he receives them regularly.
3. John Hansen, Town Planner, has shared a list of foreclosed properties that may be available for future Affordable Community Projects. There was no further discussion.

New business:

1. Bills: The Committee voted unanimously to pay a total of \$160.85 for legal notices pertaining to our July Public Hearing placed in the Attleboro Sun Chronicle and Seekonk Star. We also voted unanimously to pay \$1500.00 in annual dues to the Community Preservation Coalition. Aside from supporting the Coalition we are entitled to unlimited assistance from that organization in terms of advice, legal interpretations that may have been made already in areas that we have questions and general support. We use this service often.
2. Review of applications:
 - a. Town Hall Documents Preservation.
Jan Parker gave a verbal summary. Committee members spoke for and against the project. Since a number of MA communities have used CPA funds for this purpose, Ron agreed to follow through by contacting one or more communities.
 - b. Old Town Hall
Dan Horton presented a proposal for going on to the next step in this project as well as a projected cost of over \$1,000,000.00 for a completed project. The Committee requested a more detailed accounting of the original \$40,000.00 voted for this project to determine the cost for remediation of mold and asbestos.
 - c. Martin House roof and chimney
Dan also presented a proposal for funds for a new roof for the Lt. Governor Martin house. The Committee asked that this application be resubmitted to clarify that it is a request for a new roof and restored chimney stacks.

d. Jacobs Hill Inn

Eleanora and Bill Rezek submitted drawings for their new septic system which had been submitted to 3 bidders. The quotes ranged from \$114,290.00 to 180,000. The Rezek's are willing to pay 25% of the costs. Jim made some suggestions to them about the size of the leaching field and the Rezek's agreed to work some more on their application and bring back new figures/plans.

e. Habitat for Humanity

There was no one from Habitat to speak. There was debate on the desirability of funding a project that would only benefit one family vs. a project that would spotlight Seekonk's commitment to affordable housing. Some Committee members expressed a concern that Seekonk residents would not be given preference. Ron agreed to follow up on this point.

f. Yaghjian Farmland preservation

On behalf of the Seekonk Land Conservation Trust, Willit presented an application for \$180,000.00 to place this property under the Agricultural Preservation Restriction program (APR). The State APR program will be paying \$480,000.00 towards this purchase which takes away the property's development rights. (A complete description of the program can be found in the application). There was no further discussion on this application at this time.

g. 524 Newman Ave – Water Supply projection project.

The request is for a \$3600.00 land appraisal fee. The Committee felt that this money could/should come from Administrative monies, but some members also felt there should be a consultant involved to see if the land and adjacent property (also for sale) could be used for a dual purpose – open space preservation and affordable community housing. Again, Ron agreed to make some follow up calls. Because the project is time sensitive and because Administrative funds can be used for this purpose, a motion was made to approve the expenditure of \$3600.00 from our Administrative funds for a land appraisal as specified in the application. This motion was unanimously approved.

This was an information gathering session for the applications currently under consideration so the only actions taken were for purpose of clarification.

3. Willit said he had three bids within the \$16,000.00 voted at Town Meeting for the Arcade Trails Permitting project and asked the group's approval for the selection of Peter S. Jensen. He was told that once the money was voted, the proposing group was free to make the selection.
4. Ron suggested that we should think about signage for our projects. Richard agreed to get some quotes. I will send him a copy of our CPC logo.

5. New members: We currently need one at large member and appointees from the Planning Board and Parks & Recreation. Ron is working with Neal Abelson (Planning Board) and will continue to work on the others.

Next meeting: September 28, 2011. Room to be determined.

The meeting was adjourned at 9:30

Respectfully submitted,

Susan R. Waddington, clerk.