

SEEKONK COMMUNITY PRESERVATION COMMITTEE

Minutes – April 22, 2013

Present: John Alves, Priscilla Dunn, Jason Adamonis, Willit Mason, Dave Nelson, Susan Waddington, Richard Wallace (8:15)

Absent: Neal Abelson, (Housing Authority)

The meeting was called to order at 7:15 in the Town Hall Meeting Room by Chair, John Alves and the group immediately adjourned to the Town Hall basement for a tour of the recently completed Documents project funded by the CPC (\$30,000) and the Town (\$15,000). Town Clerk, Jan Parker, described the organization of Town documents and procedures for keeping the retention and discarding of materials ongoing. It took 3 King Information Systems staff people 6 weeks to do the project. Jan will see that the finished project is well publicized, including the role played by the CPC.

Minutes of the March 4, 2013 were unanimously approved by those attending that meeting with a more accurate wording of the vote to extend the application period for the Cuddigan APR should that be necessary. Willit will check with Kelley Whitmore (Seekonk Land Trust) and Chris Chisholm (APR program) to see if there is a consensus that the application will be forthcoming. If yes, we will put in a place marker for the June Town Meeting.

Because the Cuddigan property was mentioned, Willit brought us up to date on its current status. The appraisal was completed and checked by another appraiser (as required by law) and is now in the hands of the family. The Land Trust and our Committee both hope to see this project move forward, but it's now in the hands of the family to accept the value placed on the property. We reaffirmed our earlier vote to extend the application deadline should an application come in.

CPA Dues will be due in July and the Committee voted unanimously to pay up to \$1500.00 without the necessity of John coming back for a vote.

A partial payment has been made to Peter Jensen for *the Arcade Trails* project.. This project was approved by voters in 2011 for an amount of up to \$16,000.

A lengthy discussion ensued about the *Old Town Hall* project. At this point, attorneys for the Seekonk Wampanoag tribe and the Town of Seekonk are in discussion about terms of the lease – which only affects this committee in terms of what must be completed for the lease to go forward. A contract for \$48,000 was given to ACME for mold and asbestos remediation. It was the intent of the warrant article to have the building made water tight and code compliant using \$100,000 from CPA funds. However, because the roof was not specified in the warrant we felt it would be illegal to use the remaining

\$52,000 for the roof and other related projects. Also, the Tribe was concerned about flood damage happening after the original agreement. After much going back and forth, it was agreed that John and Richard would see the Town Administrator to see how/whether we could use the \$52,000. At the meeting we did not have a copy of the November 2012 warrant article, so there was some uncertainty. Willit suggested that John speak to Stuart Saginor before talking to Pam. Once again we discussed the importance of monitoring exactly how our warrant articles appeared at Town Meeting to be sure that what we expected was reflected in the wording. [Prior to the meeting with the TA the Chairman obtained a copy of the November 2012 warrant and determined that it would allow the expenditure of the balance for roof repair so there was no meeting with the TA].

Richard Wallace arrived during this discussion and before we moved on to other business, the discussion on the Cuddigan property was rehashed for him.

Habitat for Humanity has held two workshops for potential applicants (April 3 and April 20). John was able to attend the first and said it was very well attended.

Current projects. The Cuddigan property, Old Town Hall and Arcade Trails were discussed earlier in the meeting.

New projects. Dave mentioned the possibility of a bike bath. We explained that this has come up before and while the committee is totally in favor of one, some entity needs to develop a project and make an application. Jason is pursuing the project of rehabbing the bubbler on the recreation fields off Cole Ave. We need to determine if it falls within CPA guidelines. Water used would come from the town system.

Around the table: John reported that the CPC share of the current Seekonk tax bills will be \$296,000. We currently have \$559,341.00 (which includes current tax dollars already received).

Next meeting: May 13, 2013 7:30 Town Hall. Room TBA

The meeting was adjourned at 9:13 p.m.

Respectfully submitted

Susan R. Waddington, Clerk