

COMMUNITY PRESERVATION COMMITTEE

August 11, 2010

Present: Nancy Miller, Chair, Angela Dunham, Anne Marie Brooks, Donald Hall, Sandy Slavin, Sherbie Worthen

**Guests: Wareham Land Trust for Weweantic Corridor Project, John Browning, Jim Clemmey, Jesse Ferrara, Nancy McHale.**

**Webster Hall, Anthi Frangiades**

**Swift's Beach, Peter Teitelbaum, Bob Brady, David Begley, Ellen Begley, Bruce Sauvageau**

**Call to Order** - Nancy Miller called meeting to order at 6:40pm.

**Weweantic Corridor Conservation Partnership** – John Browning described progress on protecting the Weweantic. Purchase and Sale agreement with the Buzzards Bay Coalition on Horseshoe Pond. Negotiations are nearly completed on McCabe property. Total 105 acres, cost estimate \$1.6 million. Proposal in to North American Wetlands Conservation. \$500,000 request to CPC, \$250,000 each at fall '10 and spring '11 town meetings. The Coalition for Buzzards Bay will own the land. The conservation restriction will be held by ConCom and the Land Trust. Jesse Ferreira will work on the CR. Parking and trails will be included. CPC requests an environmental study.

**Webster Hall** - Anthi Frangiades provided a letter of support for the historic renovation of Webster Hall. Requesting \$100,000. Renovations will anchor a new historic district. Building qualifies for the National Register. Only the exterior is under consideration.

**Swift's Beach** - Peter Teitelbaum and Bob Brady had requested a discussion with CPC regarding potential changes to the conservation restriction. Miller said the discussion would be taped and a transcript attached to the minutes at a later date. She requested that the discussion focus on the CR referencing page and paragraph.

**Discussion and Approval of Past Minutes -**

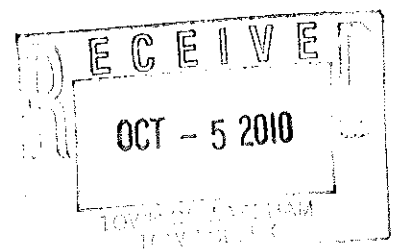
- February 23, and 24, 2010 – Sandy Slavin made a motion to approve, Anne Marie Brooks seconded. Vote 6-0-0.
- March 4, 10, 24 – Donald Hall made a motion to approve. Angela Dunham seconded. Vote 6-0-0.
- April 26 – Brooks moved to approve, Slavin seconded. Vote 4-0-2
- May 3, 12 – Hall moved to approve, Brooks seconded. Vote 5-0-0
- June 9 – Hall moved to approve, Brooks seconded. Vote 5-0-1

**Department of Revenue** - attachments to CPC Budget for FY '10 and FY'11 distributed by Slavin.

**Adjournment** - Hall moved to adjourn, Slavin seconded. Meeting adjourned 9:50pm

*Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee*

*Sherbie Worthen 10/5/2010*



COMMUNITY PRESERVATION COMMITTEE  
Minutes – August 16, 2010

**Present:** Nancy Miller, Chair, Angela Dunham, Donald Hall, Sandy Slavin, Sherbie Worthen

**Call to Order** - Nancy Miller called the meeting to order at 6:40pm

**Projects for Fall Town Meeting -**

- **Everett Education Center**– School Board request for \$10,000 for visibility study of the building. May be eligible for other historic funds. Miller requested updates from Sherbie Worthen on status of previously funded projects; tennis courts and track, before considering new request.
- **Webster Hall** – Miller asked for a motion to hire Eric Dray to evaluate building. Sandy Slavin moved to approve, Angela Dunham seconded. Vote 5-0-0.
- **Weweantic Partnership Project** – discussion on who buys each property and who holds the conservation restriction. Jesse Ferreira at the Land Trust is the contact. Suggestion to ask for a loan to bond the project, \$250,000 over two years.
- **Hold'Em Realty Rehabs** – \$80,000 request for two additional rehabbed homes. Photos distributed of current rehab project at 6 Linden St. MOU to be signed.
- **Wareham Housing Authority** – there were questions regarding the status of the \$50,000 CPC grant for a consultant.
- **Two Bond Payments** – Bryant Farm: \$7,623. Tremont: \$106,928

**Financial Update**

Slavin gave a verbal report on estimated revenue available.

CPC's income is \$773,500 ( \$595,000-local funds, \$178,500-state match,  
(conservative figure)

FY10 Administrative funds - \$19,000

Open Space - \$243,000

Affordable Housing - \$353,603; Historic Preservation-0

Unallocated - \$230,206

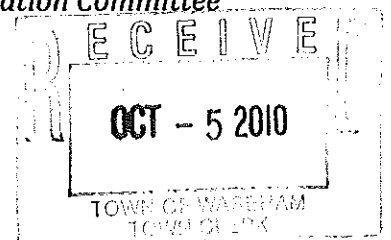
State figures will be available Oct. 15, 2010.

Tremont Nail Roof – \$5,000 in administrative funds will be allocated to evaluate the cupola and historic bell.

**Meeting Adjourned** – Slavin moved to adjourn, Hall seconded. Meeting adjourned at 8:22pm.

*Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee*

*Sherbie Worthen 10/5/2010*



COMMUNITY PRESERVATION COMMITTEE  
August 31, 2010

**Present:** Nancy Miller, Chair, Anne Marie Brooks, Donald Hall, Sandy Slavin, Sherbie Worthen

**Guests:** Land Trust, John Browning, Jim Clemmey, Jesse Ferreira, Buzzards Bay Coalition, Brendan Annette

**Call to Order** - Nancy Miller called the meeting to order at 6:45pm.

**Weweantic River Corridor Partnership** - proposal changes. John Browning distributed maps showing the new configuration of 5 properties, 3 McCabe lots on the North which are close to agreement and 2 for Horseshoe Pond which are under agreement according to Brendan Annette of the Buzzards Bay Coalition. Federal funds will pay for part of both properties. Fisheries Department interested in Horseshoe Pond. CPC is asked to fund \$225,00 now as Phase I and \$225,000 in the spring as Phase II.

Brendan will give CPC a copy of the purchase and sale agreement. Funds are included in the federal grant request for an environmental study. Cranberry bogs may remain for awhile then be returned to wetlands. Project provides extensive frontage on the Weweantic.

Phase I of the project, town will own the land, ConCom will decide who will hold CR. Atty Lauren Goldberg will write the CR, send to Brendan to confirm.

**Article Updates -**

Sandy Slavin made a motion to rescind the original Article approval for the Weweantic Corridor Partnership, Anne Marie Brooks seconded. Vote 5-0-0.

Slavin moved to submit new Article for the purchase of the Weweantic River Corridor Project, Phase I, Brooks seconded. Vote: 5-0-0

Slavin moved to set aside 10% of reserve funds, \$27,350 each, for Open Space, Affordable Housing and Historic Preservation. Worthen seconded. Vote: 5-0-0.

Slavin moved CPC allocate \$13,675 from FY '11 estimated earnings to the administration reserve fund. Brooks seconded. Vote: 5-0-0.

Slavin moved to rescind Bond language for Great Neck Conservation Project, Brooks seconded. Vote: 5-0-0.

Slavin moved approval of payment of Bryant Farm bond of \$7,623 from Open Space Reserve and Payment of Tremont Nail bond of \$106,928 of which \$87,528 will be taken from Historic Preservation funds and \$19,400 from General funds. Brooks seconded. Vote: 5-0-0

**Meeting adjourned - 7:30pm**

*Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee*

*Sherbie Worthen 10/5/2010*

