

COMMUNITY PRESERVATION COMMITTEE
MINUTES, SEPTEMBER 9, 2010

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

Guests: Historical Commission members; Cheryl Knapp, Loren Franklin, Webster Hall; Anthi Frangiades

Call to Order - Chairman Miller called the meeting to order at 6:40pm.

Town Meeting Preview – Claire Smith and the OPL will hold an informational meeting on Saturday, October 16th.

Webster Hall - Anthi Frangiades re-affirmed that the CPC Warrant Article was granting \$100,000 to the Webster Hall restoration. Their attorney will contact Eric Dray about the preservation restriction. Nan Miller recommended developing pre-town meeting publicity regarding the history of Webster Hall that will hopefully be shown on WCTV

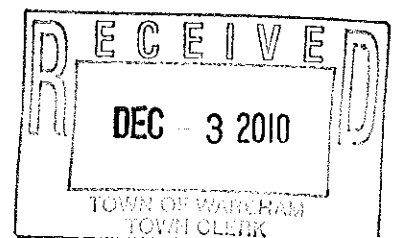
Meeting with Board of Selectmen – tentative meeting scheduled with BoS to discuss CPC articles, Saturday, October 2, 2010.

Approval of August Minutes –

- August 11, 2010 – corrections: Under Weweantic Corridor, cost estimate is 1.6 million. CPC requests an environmental study. Under Webster Hall, the exterior only is under consideration. Under Swift's Beach, transcript will be attached at a later date. Anne Marie Brooks moved to accept amended minutes; Donald Hall seconded. Vote 6-0-1
- August 16, 2010 – corrections: funding for Everett Education Center is for a visibility study of the building; Wareham Housing Authority –there were questions re. the status of the request. Financial Report – Slavin gave a verbal report on estimated revenue available. Angela Dunham moved to accept the amended minutes; Brooks seconded. Vote 6-0-1
- August 25, 2010 – corrections: Webster Hall amount is \$100,000. Re Weweantic Corridor, motion to support Phase I of the project at fall town meeting and Phase II at spring town meeting. Slavin moved to accept amended minutes, Brooks seconded. Vote 5-0-2
- August 31, 2010 – Hall moved to accept minutes; Dunham seconded; Vote 6-0-1.

Project Updates:

Everett Education Center –since this is apparently a town owned building, the Historical Commission will not be able to hold PR . Miller will look for another holder. Need to find out legal ownership.



Hold 'Em Realty Rehab - Agreement for 6 Linden St has been signed by all relevant parties. Slavin will complete paperwork and give to accountant as soon as possible so that check can be approved at BoS meeting Sept 28th. Two new proposed properties for rehabilitation are on the Town Meeting Warrant.

Weweantic Corridor - The Land Trust and the Buzzards Bay Coalition will present at Town Meeting.

Town Meeting Warrant Articles - Assignments

- **Donald Hall** - Articles 10 and 11, re. Rescinding Bond Authorization.
- **Sandy Slavin** - Articles 12 and 13, Housekeeping re. Debt Service and Reserve Accounts.
- **Nancy Miller** - Article 14, Weweantic Corridor Project
- **Angela Dunham** - Article 15, Restoration of Everett Educational Center.
- **Anne Marie Brooks** - Article 16, Historic Restoration of Webster Hall.
- **Sherbie Worthen** - Article 17, Establishment of Two Affordable Housing Units in Wareham.

Sandy Slavin noted that the sequence of articles 12 and 13 needs to be reversed. She also mentioned there could be changes to sources of funding for one article. She will contact Lauren Goldberg, CPC's attorney at Kopelman and Page.

Financial Updates and Discussion- Slavin distributed 3 draft documents to review. Committee discussed updated information and commended Slavin on her efforts.

Guests, Cheryl Knapp and Loren Franklin, left the meeting.

Request for Payment - Slavin gave Miller two forms requesting payment for Eric Dray, preservationist, covering Preservation Restrictions for Town Hall, Oak Grove, Fearing Tavern and Webster Hall.

Other - Miller asked approval to hire Sue Mellon to write RFPs for Tremont Roof, the Historic District and Historic Records. George Barrett pointed out there could be an ethics issue regarding the time required from Mellon's resignation from the Board to accepting a paid assignment. Miller will investigate.

Updating CPC's website. Slavin presented some changes and updates that Brooks who is in charge of the website will consider incorporating.

Adjournment - Hall moved adjournment, Brooks seconded. Meeting adjourned, 9:50pm.

Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee

Sherbie Worthen 12/3/2010