

COMMUNITY PRESERVATION COMMITTEE

November 10, 2010

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

Guests: **Historical Commission**, Cheryl Knapp

South Shore Housing, Carl Nagy-Koechlin

Community Builders, Jan Brodie

Swifts Beach Improvement Association Committee for Conservation

Restriction, Raymond Davies, President, Jeff Carboni, Kate Furler, Joan Goldfarb, Vinnie Perrone, Bruce Sauvageau, Rose Sauvageau, Alice Thomas

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

South Shore Housing Proposal for Spring Town Meeting – Carl Nagy-Koechlin, executive director So Shore Housing, in partnership with Community Builders requested \$100,000 from CPC as leverage for a \$5.8 million project to rehabilitate housing at Depot Crossing including energy upgrades, windows and landscaping. Jan Brodie, Northeast Regional vp said Community Builders is working with So. Shore to help them restructure.

The Depot Crossing project is nearing the end of compliance. Rents are based on MRVP (state rental subsidies) or Section 8 rental subsidies. The renovated project will be managed by the Wareham Housing Authority.

Nancy Miller stated that Wareham CPC's role is to increase affordable housing inventory rather than rehabilitate. She thanked the presenters who distributed applications to the committee and asked them to return to the January 12, 2011 CPC meeting for further discussion.

Swifts Beach Improvement Association (SBIA) Committee for Conservation

Restriction – Mr. Davies gave a brief history of the association formed November 17, 1935 to maintain the character of the area and facilitate communication and cooperation among property owners. The association is prepared to take the necessary steps to become eligible to hold the conservation restriction as required by CPA. They will use the expertise of residents Jeff Carboni who is completing a degree in Marine Biology and Kate Furler, legislative liaison.

Miller said the SBIA must meet the Wareham Land Trust's standards. CPC's requirements from SBIA are **incorporation papers and conservation by-laws**. The BSC environmental evaluation is available on CPC's website. The contact at the state EOE is Irene Del Bono. The SBIA will return to CPC with an action plan.

Weweantic Corridor- Phase II - John Browning and Jesse Ferreira described progress on the proposal which received a favorable vote at Town Meeting. To acquire the total

\$600,000, Browning explained that several grants are pending including NAWCA and MA Fish and Wildlife. Since Wareham's Open Space plan has been approved by the state there may be land grant funding available as well. Due to the unknowns he cannot give CPC a specific request at this time for funding the second phase of the proposal. Jesse Ferreira described walking the river corridor and possible additional land parcels along the Weweantic. The Land Trust will submit the Phase II proposal to CPC by December 7, 2010. Browning stated that they would probably not require cash until summer '11.

Other Project Updates –

- **Everett Educational Center** - Angela Dunham said that Cynthia McCarthy, civil engineer, will do a pro bono assessment of the building. There is a lot of water in the basement which could be the result of the leaking roof and/or last spring's floods.
- **Agawam Village** - the Wareham Housing Authority will be submitting a proposal to repair the units. There was discussion on the level of maintenance over the years and the inability to require an affordable housing restriction on state owned property.
- **Holdem Realty** - Mike LaCava and his atty, Janice Robbins will appear before the BoS on November 15 to have the housing paperwork signed for the state. LaCava will again present his article for 2 additional affordable housing restrictions at spring town meeting.

Proposal from Sue Mellon - Ms. Mellon has completed a course on Bidding Basics and has submitted a proposal to work on the RFPs and IFPs for CPC for \$25 per hour. She assumes the RFPs will take @ 20 hours and @ 40 hours for an IFP. Mark Andrews, Town Administrator and chief procurement officer will review the proposals before submission. Slavin estimated 4 twenty hour proposals: The Bike Path, the Historical District Study, the Historical Records, the Historical Society Buildings and one 40 hour proposal for the Tremont Nail Roof to go out to bid in January. The total would be @ \$3,000 from admin. funds. Miller asked for a motion to approve hiring Sue Mellon to write the RFPs. Worthen moved, Dunham seconded. Vote 7-0-0.

Schoolhouse PR - Miller requested permission for Eric Dray to work on the PR for the Schoolhouse. \$3,000 has been budgeted which should also cover filing costs. Dunham moved approval, ? seconded. Vote 7-0-0.

Open Project Reports – Miller asked to have representatives of open projects, including the Spinney Library, give updates at the January CPC meetings.

Cemetery Maps - Dunham is tracking this down. The large report will require 6 copies at Staples for the Cemetery Commission, Historic Commission, Maintenance Department, Community Preservation Committee, Town Clerk, Nancy Miller.

October 13, 2010 Minutes – Donald Hall moved approval, Anne Marie Brooks seconded. Vote 7-0-0

Adjournment – Hall moved to adjourn, Brooks seconded. Meeting adjourned 9:20 pm.

Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee

Sherbie Worthen 12/9/2010