

COMMUNITY PRESERVATION COMMITTEE

February 9, 2011

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

Guests: Michael LaCava, Hold 'Em Realty, Jim Clemmey, Jesse Ferreira, Wareham Land Trust

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

Article Updates:

Two Affordable Housing Restrictions – per discussion in order to avoid the requirement for a 2/3 vote vs. a majority vote, the Article could be presented as it is currently written with a suggestion to allow the new Wareham Affordable Housing Trust to act as the fiscal agent. Sandy Slavin chair of the Trust will present the idea to her committee.

Mike LaCava reported that the Linden Street house is still awaiting the final DHCD approved paperwork before the Wareham Housing Authority can begin the lottery process. The State's 2011 readjusted price is \$201,500. LaCava stated that there are sometimes lease options available to buyers.

Miller stated that affordable housing advocate Shelly Goehring had provided possible speaking dates that Miller will post and hopes to involve housing groups and interested parties in town.

Weweantic Corridor - Jesse Ferreira distributed aerial drawings of the project showing Phase I parcels funded by CPC and proposed Phase II. Total cost is \$1.6million. The Land Trust is requesting @ \$275,000 for Phase II. Ferreira is optimistic about major funding from NAWCA. Miller explained that if the amounts change before Town Meeting, after the article is written, the motion can reflect the changes. Slavin suggested that the Phase I newly acquired land be shown at Town Meeting along with the request for the additional purchases.

Historic District Survey – \$20,000 request to map three existing historic districts, Narrows, Center Park and Parker Mills. Need to know exact parameters. See legal description in zoning by-laws. May be able to survey at no cost.

Wareham Housing Authority – Miller and Worthen reported on meeting with Peter Sanborn acting director of CEDA re. the new State funding formula for rehabilitating the Agawam buildings. Because of the State requirements, Mr. Sanborn thought it would be difficult for CPC to fund a specific component, ie. doors

or steps. CPC funds might be able to go through CEDA who would have oversight on some of the work at Agawam. Mr. Sanborn will check with the CEDA Board.

Regarding the South Shore Housing/Community Builders' denied request to CEDA for renovation funds for Depot Crossing, Sanborn stated that CEDA's funds were already expended, not that they saw any problems with the South Shore proposal.

Financial Report – Slavin distributed financial information(see attachments)

Current Projects for spring Town Meeting include:

- Open Space - \$275,000 (unallocated)
- Historical Mapping - \$20,000(unallocated)
- Affordable Housing Restrictions - \$80,000
- South Shore Housing Renovations - \$50,000
- Agawam Housing Renovations - \$50,000

Slavin is working on a report for the FinCom showing all projects FY '03 – 'FY '10. She said in conducting the town audit the auditors have CPC's total at over \$8 million with a current variance of \$6,800. Slavin is receiving monthly reports from the town accountant.

The two financial Warrant Articles will include one to recover all outstanding balances on completed projects; one requesting 5% administrative funds for CPC.

Swift's Beach Conservation Restriction – Miller proposed asking Mr. Andrews if CPC could turn over the now town-owned Swift's Beach to the Conservation Commission. The law requires an entity to hold the CR which should now be the town's responsibility. The Board of Selectmen will be "cc'd". Slavin moved the proposal, Angela Dunham seconded, Vote 6-0-1.

Historical Society's endowment – Miller proposed asking Atty. O'Donnell to look at the Historical Society's by-laws with the possibility that CPC could provide an endowment to facilitate their holding historic preservation restrictions.

Motion to adjourn: Slavin moved to adjourn, Dunham seconded. Meeting adjourned at 9:20pm

Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee