

COMMUNITY PRESERVATION COMMITTEE

March 23, 2011

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

Guest: Manny Barros

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

Website Update – Miller will update CPC's website with new date, 2nd Tuesday in June as the deadline for submitting proposals for Fall Town Meeting.

Public Hearing – Worthen will schedule Public Hearing date for May meeting.

Weweantic Corridor Project – Sandy Slavin needs documentation from the project proponents supporting their request for the additional \$100,000 granted by CPC.

Affordable Housing – Manny Barros from Middleborough presented an idea for rehabilitating his uncle's property on 11th St. off Camp St. in Onset into permanently affordable rental property. He proposed a grant of \$30,000 for one unit, \$50,000 for two units. The house was built in the 1920's but does not have historic characteristics. There were questions about the building's elevation above sea level, and would it qualify under CPA's regulations. Mr. Barros will research the water and sewer status. Miller suggested discussing possibilities with CEDA and the Affordable Housing Trust Fund. Mr. Barros will keep CPC informed.

Conservation Restriction proposal by Swifts Beach Association - According to ConCom the State Department of Conservation may waive the requirement to find a CR holder if all avenues have been tried. ConCom and Maintenance would manage the beach as they do other beaches in Wareham. CPC has not yet received a proposal from the Swift's Beach Improvement Association(SBIA) however they may still be interested in applying to hold the CR. SBIA would need to be approved at the state level.

Westfield RFP Group – questions have arisen regarding the role of a developer in improving and maintaining the playing fields that were funded by CPC in 2007 (also in '05, '06) Options include: the developer improves and the town maintains; the developer both improves and maintains. Other issues: what teams are currently eligible to use the fields and are they providing maintenance?

Warrant Article Language – Miller expressed concern that a board member and town accountant, Elizabeth Zaleski had attempted to alter two warrant articles to include funding sources after they had been written and cleared by the attorney. Miller stated that she had explained to Ms. Zaleski last year that Articles are based

on "general funding sources" whereas Motions are based on "specific funding sources." The parties said they had tried unsuccessfully to contact Miller before attempting these changes. Miller noted that Atty Lauren Goldberg will now be available to write the motions.

Status of RFP's -

- **Tremont Nail Roof** – Mark Gifford is reviewing proposal.
- **Fearing Tavern** – Historical Society has asked for copies of the Preservation Restriction
- **Minot Forest** – Miller has asked the Land Trust if they will hold the CR, otherwise Dave Pichette will need to find a known holder.
- **Preservation Plan** – RFP is being reviewed by the Historical Society executive board. Request for Angela Dunham to bring the Historical Commission up to date on the certified local government status.

Minutes

- **March 9** – Slavin moved to approve the March 9th Minutes, Donald Hall seconded. Vote 6-0-1
- **February 23** – Slavin moved to approve the February 23 minutes. Angela Dunham seconded. Vote 6-0-1
- **February 28** – Hall noted an omission, George Barrett had been absent. Slavin moved to accept minutes as amended. Dunham seconded. Vote 6-0-1.

Meeting with FinCom – Miller will be meeting with the FinCom March 30th. Per FinCom's request, proponents of each Article will be present including Andre White from Community Builders, Brendan Annette from Buzzards Bay Coalition and Jesse Ferreira, Wareham Land Trust, Bob Blair for the Historical Survey and Pam Sequeira from the Wareham Housing Authority.

Adjournment – Hall moved to adjourn, Dunham seconded. Meeting adjourned 9:05pm.

Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee

Sherbie Worthen 5/24/2011