

## COMMUNITY PRESERVATION COMMITTEE

Minutes, March 14, 2012

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

**Guest:** Atty Kathleen O'Donnell

**Call to Order:** Angela Dunham called the meeting to order at 6:40pm.

### **Project Review:**

- **New Depot Crossing** – committee has concerns that CPC does not have a restriction *in perpetuity* on New Depot Crossing affordable housing project. The property is included in the town's 40B inventory. Atty O'Donnell explained that according to the DHCD attorney it was too late to amend the current document that already has an affordable restriction by the State. However she will now include the additional affordable housing restriction in perpetuity from CPC/Town of Wareham. The \$50,000 grant will not be released until the new restriction is filed.
- **Fearing Tavern** - The Historical Society is questioning CPC's right to hold the preservation restriction (PR) on Fearing Tavern. The Tavern may soon become a part of the Historic District. CPC's grant to the Society was \$4250. The Society is questioning if they are required to have a PR on Fearing Tavern.
- **Historic Evaluation** - Historical Society also wants to write the RFP for a \$50,000 grant from CPC. Town Administrator/Procurement Officer has decreed that all RFPs will now be written by the Town. This needs to be explained to the Society to resolve the issue.
- **Spinney Library** - Concern about preservation restriction if Library is sold to the Town. The Friends of the Wareham Free Library will run the Spinney for the next two years. Current preservation restriction is for 35 years. O'Donnell recommends that The Friends reserve the restriction in the deed if/when the Spinney is sold to the town.
- **Weweantic Ahearn** - Two town meeting articles will rescind last Spring's article granting \$375,000 to purchase lots for Open Space and add a new article for reduced lots for \$430,000. These articles were not able to be included in Special Town Meeting which would have allowed funds to be used immediately to purchase the property and now means moneys can't be used until FY '13 or July 1, 2012. On the question of a 21E to show the land is "clean" it was decided that even though the land is deemed to be clean by the Land Trust and Buzzards Bay Coalition CPC should have this evaluation done immediately to forestall any potential questions at Town Meeting.
- **Tucy Property** - Funds have been encumbered since 2010 Spring Town Meeting to purchase part of the Tucy property for open space. Since nothing

has happened in bankruptcy court to move this forward it was decided that CPC rescind the encumbered funds at the Special Fall 2012 Town Meeting.

- **6 Linden St. Affordable Housing Restriction** - Because of the difficult economy Michael LaCava has so far been unable to sell the restored home as permanently affordable . Through the Wareham Housing Authority he has been able to rent to a family receiving Section 8 funding and continues to look for an eligible buyer. O'Donnell recommended extending the existing grant agreement for \$50,000 for at least another year.

**Other Updates:**

- **Town Hall Roof** - Contract has been approved.
- **Meeting with Atty Bowen** - Due to Dunham's schedule, next meeting will be after 3:15pm.
- **Preservation or Maintenance** - Old Town Hall and Memorial Town Hall painting projects now fall under *preservation* rather than *maintenance*. However, the Historical Society's request to paint the Kendrick House was denied until they present a preservation and maintenance plan.

**Minutes, February 22, 2012:** Three amendments included; deleting funds are available, leaving "could be encumbered" in discussion about Westfield; deleting final paragraph re. potential historic/open space project; Dunham not Barrett received request about Wareham Drive-In property. Sandy Slavin moved to approve minutes as amended. Don Hall seconded. Vote 5-0-2.

**Financial Report:** Slavin reported no changes.

**Next Meeting:** March 28<sup>th</sup> to discuss Articles and Reports for Town Meeting.

**Adjournment:** Slavin moved to adjourn, Hall seconded. Meeting adjourned at 8:40pm.

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

*Sherbie Worthen 9/27/12*