

COMMUNITY PRESERVATION COMMITTEE

Minutes

January 11, 2012

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

Guests: Darci Schofield, Trust for Public Lands, Dave Pichette, Conservation Agent, Jesse Ferreira, Wareham Land Trust, Pam Sequeira, Wareham Housing Authority.

Call to Order: Angela Dunham called the meeting to order at 6:35pm.

Minutes, 12/14/11: Donald Hall made a motion to accept the minutes, George Barrett seconded. Vote 5-0-2

Financial Report: Sandy Slavin reported there were no changes, no disbursements from the last meeting. Available funds, \$430,876; administrative funds \$33,511.

Wickets Island: Darci Schofield described the proposed purchase of Wicket's Island for \$825,000. The funds need to be available by June. Even though other funding is being sought there is no guarantee of those funds before Spring town meeting which means CPC would be responsible for the total amount. Slavin noted there needs to be clean up of cisterns and other debris. There are concerns re. the island's erosion due to rising seas and the costs and issues associated with public use. Dunham requested the committee continue discussion and contact Ms. Schofield with CPC's decision on/after January 25th.

Weweantic Corridor Phase II: Dave Pichette and Jesse Ferreira explained the current funding status, that the State Land Grant did not come through. They did receive an \$18,000 grant. They suggest re-doing the proposal with the focus on the largest of the three parcels which would require an additional \$47,000 from CPC. CPC's old Article for \$375,000 last Spring would need to be withdrawn and a new Article for \$422,000 submitted. Dunham said we would meet again to discuss in 2 weeks.

Agawam Village: Pam Sequeira, WHA director, is seeking grant money for rehabilitating senior housing. Dunham described a recent meeting with TA Mark Andrews and Atty Rich Bowen re. funding possibilities. CPC is limited to providing seed money or new affordable housing. Andrews will give Dunham the name of a grantwriter that she will pass on to Ms Sequeira. CPC was able to fund 27 of the new doors on the units with CEDA funding 22 doors. Miller was concerned that CPC's grant of \$50,000 did not cover all of the doors.

Miller requested CPC send the WHA board a letter describing the funding situation. Slavin moved to approve; Miller seconded. Vote 5-0-1

RFP Process: Dunham reported from a meeting with Mark Andrews and Atty Rich Bowen that Mr. Andrews will now take responsibility for CPC project RFPs. Dunham will meet with him again to clarify that this includes:

- Writing the RFP
- Distributing the RFP for bids
- Selecting the best proposal

Onset Beach Pavilion: Mr. Andrews is interested in expediting the process for possibly restoring the pavilion. Mark Gifford says a study is needed to look at the structure which must be sewerred. An engineering study could be proposed for the next CPC funding cycle.

Tremont Nail: Atty Bowen will review the next RFP. Mac Phinney has noted that the building requires plank board not plywood for restoration. Andrews is also requiring a project manager. Sue Shepard may need additional admin. funds to revise the RFP.

Upcoming Project Votes: Review and vote on Wicket's Island. Vote on new application for funding the Weweantic Corridor. Any final decision on Agawam Village that requires a vote.

Next Meeting: January 25, 2012, 6:30, Multi Service Center, room tbd

Adjournment: There being no further business, meeting adjourned 8:30pm.

Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee

Sherbie Worthen, Clerk. 2/22/12

COMMUNITY PRESERVATION COMMITTEE

January 25, 2012

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

Guests: Dave Pichette, Conservation Agent, Jesse Ferreira, Wareham Land Trust, Mary McCann, Dave Woodman and Darryl Higgins, President, Onset Youth Club, Anne Campbell

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

Weweantic Corridor Project – Dave Pichette and Jesse Ferreira presented a revised application and map of two Ahearn parcels for \$430,000. Article 36 from Spring 2011 Town Meeting for \$375,000 will be reversed and a new Article for \$430,000, based on the revised map, will be inserted.

These articles will be linked and presented at Special Town Meeting to allow the funds to be used right away. Sandy Slavin said in the original funding, \$175,000 had come from FY'12 estimated and \$200,000 from unallocated. The additional \$55,000 would probably come from increasing the unallocated funds to \$255,000.

New proposed name for the project is Weweantic Ahearn.

Minutes, January 11, 2012 – The following amendments were noted: Dave Pichette is the Conservation Agent, Nancy Miller's name is deleted from Wicket's Island concerns; Miller, not Sequiera recommended sending letter to WHA board; \$200 is deleted from estimated costs for amended RFP. Slavin moved approval of amended minutes, Donald Hall seconded, vote 7-0-0

Onset Youth Club – requesting \$50,000 from CPC (for Fall Town Meeting if appropriate) for building costs. Mr. Higgins, Ms McCann and Mr. Woodman described the needs of the Onset Youth Club to be re-built from the ground up per assessment of a structural engineer. They presented a video and several handouts. Higgins stressed the collaborative nature of the new club which will involve 6 other organizations assisting with programming and staffing. They have \$830,000 available in in-kind donations and about \$30,000 in the current budget. Most grants will assist with programs not with re-building. CPC legally cannot fund building a recreational facility, but can fund specific programs within the building such as the half basketball court with special flooring, equipment etc. The proponents will return at a later date to possibly request funding for the basketball court and/or a boating program.

Wickets Island – requesting \$825,000. Trust for Public Lands says CPC may offer partial funding. The property has a June closing date. TPL is willing to hold the

parcel until the end of 2012. Committee's concerns included potential cost and difficulty of receiving support from Capital Planning or Town Meeting; town liability; and pros and cons of recreational access to the island. Anne Campbell, long time Open Space advocate, urged CPC to be open to possibilities for the island.

Dick Paulsen Email – Dunham read part of an email from Mr. Paulsen suggesting a meeting on common issues with CPC, CEDA and the Wareham Housing Authority

Tremont Nail Update – windows have not been repaired even though CPC approved \$5,000 for repairs. Suggestion to talk with Mark Gifford, then Joe Edwards. Sue Sheppard sent prevailing wage information. Atty Bowen will review needed criteria for determining who would qualify as the successful bidder for renovation. Roof will go out for re-bid in February. TA Mark Andrews is lining up a selection committee. It is hoped that Joe Edwards will become the project manager.

Town Hall Roof – Sampson, Gumpers & Hertzog sent a bill last summer which was not received by CPC. Slavin requested the bill be sent to her home address.

CPA Coalition - Annual dues are \$2,500. Slavin moved payment, Hall seconded. Vote: 7-0-0

South Shore Housing – Dunham read a letter from Atty Kathleen O'Donnell to Johanna Smith, attorney for Community Builders, requesting signatures on agreements between The Town of Wareham/CPC and South Shore Housing Development.

RFP Issues - Still awaiting information from Atty Bowen.

Adjournment – Slavin moved to adjourn, Anne Marie Brooks seconded. Meeting adjourned 9:20pm

Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee

Sherbie Worthen, clerk, 2/22/12