

COMMUNITY PRESERVATION

March 13, 2013

Present: Angela Dunham, Chair, George Barrett, Donald Hall, Joe Leggett (non-voting) Nancy Miller, Sandy Slavin, Sherbie Worthen

Call to Order: Angela Dunham called the meeting to order at 6:40pm. The committee welcomed Joe Leggett, new member of Open Space soon to be the OS representative to CPC.

Minutes: 1/9/13, 1/23/13, 1/30/13 Minutes reviewed with corrections:

1/9 - under second bullet, add "list of proposed articles under discussion". Under Minutes, add date December 12, 2012. Under Tremont Nail, delete first sentence, add "Miller asked when Brian Pfeiffer from Pres. MASS will be meeting in Wareham," Under holders for preservation restrictions, change School House to American Legion, add Old Town Offices. Sandy Slavin moved to accept minutes as amended. Donald Hall seconded. Vote 5-0-1

1/23- George Barrett noted date should be January 9 not January 16 and moved to approve minutes as amended, Slavin seconded. Vote 5-0-1

1/30-Motion to approve minutes. Miller added under second bullet, "Articles voted on at January 23rd meeting". Miller moved to approve, Hall seconded. Vote 6-0-0

Article 19, Fall 2012: Slavin moved not to move forward with rescinding and replacing Article 19 from Fall 2012. Miller seconded. Vote 6-0-0.

Financial Report: Slavin distributed a CPC Funds Report Draft, a summary sheet that will be used as one side of the Report for Town Meeting.

Dunham will prepare the other page of the Annual Report. It was suggested she use last year's report as a template, include new information on Recreation which CPC can now fund on all sites regardless of how land was purchased.

Project Updates

- **Tremont Nail** -Joe Edwards will need a platform rather than a bucket truck for repairing windows. Johanna Rowley, an involved volunteer, would like a new warehouse roof. Miller feels we need the HPR in place before spending more money. She suggested contacting Lynn Spenser regarding Preservation MASS costs to the Town of Wareham to hold the restriction.
- **Depot Crossing** - Worthen reported that Atty Kathleen O'Donnell is emailing deed restriction language to the Community Builders Attorney. O'Donnell is willing to meet with CPC later this spring to discuss restrictions and other issues.

- **Old Town Offices** – Dunham will talk to Mark Gifford who is awaiting RFP.
- **Town Hall Roof** – Miller checking with Atty Bowen to see if CPC has any recourse to recover funds from the botched slate roof repair. There was no insurance on the project. \$100,000 remains for the project.
- **Preservation Plan for Historical Society** – CPC needs an MOU from Atty Bowen for the Historical Society. All members need to sign the document guaranteeing \$50,000 will be used as proscribed. Miller noted that the HS is not required to pay prevailing wage. There are 6 bidders for the \$50,000 Survey. The Society will pick the best 3 and send to Derek Sullivan and Rich Bowen.
- **Wareham Historical Society**- currently holding insurance for liability only, not replacement of historic buildings. Will discuss replacement costs with insurance co.
- **Swifts Beach** – conservation restriction still a work in progress.
- **Historic Chimney(or “Smokestack”)**- At Town Meeting, British Landing advocates need to focus on historic property of chimney, that repair is not for financial gain. BL has agreed to pay 1/3 of the \$150,000 costs. They are checking to see if their Association is a nonprofit. Suggestions to attend library presentation on Lower Main Street, 4/9/13. Also market on WCTV and other media.
- **Playground Study** – project requested by Municipal Maintenance on Town owned property. Claire Smith will be sending Dunham pages from the earlier playground report. Slavin said it can be used as a tool to reduce the cost of the total project.

Warrant Article Numbers – Dunham noted that CPC’s Articles start with no. 25

Next Meeting – March 27th, 6:30. Candidates Night is March 21st

Adjournment – meeting adjourned at 8:45pm

Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee

Sherbie Worthen 6/27/13