

## COMMUNITY PRESERVATION COMMITTEE

May 8, 2013

**Present:** Angela Dunham, Chair, George Barrett, Donald Hall, Joe Leggett, Nancy Miller, Sandy Slavin, Sherbie Worthen

**Guests:** Atty Kathleen O'Donnell, Brian Litchfield

**Meeting Opened:** Angela Dunham opened the meeting at 6:40pm

**Minutes, 4/24/13:** Corrections noted: Nancy Miller was absent, Historic District Commission and Historical Commission. George Barrett moved to approve minutes as amended. Sandy Slavin seconded. Vote: 7-0-0

**Attorney Kathleen O'Donnell** discussed the following issues with Committee.

- Historic Preservation Restrictions.
- Building community support including developing a masterplan for projects like the chimney
- Minot Forest Conservation Restriction- O'Donnell said, in her opinion, since CPC did not purchase the land no CR is necessary. Attorneys Peter Teitelbaum and Jay Talerman have given opinions that no conservation restriction is needed. Nancy Miller feels the protection of a CR is essential. O'Donnell said it may be necessary to transfer custody of the Forest from the Town to the Conservation Commission based on the wording of the deed filed in Plymouth County.
- Affordable Housing Restrictions – O'Donnell will discuss with DHCD Wareham SMSA and affordable housing rentals. Currently more flexibility in CPC affordable housing funds. Contact Bourne and Falmouth for possibilities. "Smart growth" suggested for areas like Westfield, ie mixed use rather than all seniors.
- Town Workshop for CPA update will be scheduled with Stuart Saginor.

**Financial Report:** Per Atty Bowen, Simpson, Gumpertz and Hager's September invoice will be paid for Town Hall roof work.

### **Project Updates:**

- **Digitizing Town Records** – no update
- **Tremont Nail** - no CPC update, 2014 celebration will feature encampment
- **Depot Crossing** - Atty O'Donnell distributed final Affordable Housing Deed Restriction.
- **Old Town Offices** – per Secy Interior guidelines, no power washing, paint will be white.
- **Makepeace Land** – 7 acres, \$300,000 end Charlotte Furnace Rd on Carver line. Discuss at next meeting
- **Hidden Hollow** - approval received from Community Preservation Coalition along with recommendation to follow up with legal counsel. Request must be filed by June 4<sup>th</sup>.

**Public Hearing** - notice of CPC annual public hearing will be printed in Wareham Week for 2 weeks.

**Next CPC Meeting** - Wed. May 29<sup>th</sup> to include Public Hearing

**Adjournment:** Move to adjourn 8:45.

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

*Sherbie Worthen 6/27/13*