

**COMMUNITY PRESERVATION COMMITTEE
MINUTES - 1-29-2014**

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

Guests: Dave Menard, Municipal Maintenance, Jackie Hickey, Wareham Housing Authority (WHA) Bill Lockwood, WHA

Meeting Opened: Angela Dunham opened the meeting at 6:10 pm.

Articles for Town Meeting - to be submitted by February 14, 2014

Municipal Maintenance - 4 Proposals:

- Onset Bath House - request for survey, \$10,000 or less.
- Old Town Offices - unforeseen expenses request for under \$25,000.
- Tremont Nail Fire System - dry sprinkler systems in large building and carpentry shop need replacement. Cost \$595,000.
- Parker Mills Dam - request for \$835,000 out of \$1,000,000. CPC asked to pay back a town loan which can't be done under CPA regulations but could take out a bond.

Mr. Menard left for Finance Committee meeting.

Wareham Housing Authority - 3 Proposals

- Asbestos Remediation and Floor Replacement at WHA's Agawam Village - request for \$32,000 out of total \$345,000.
- Agawam Village Stoop Replacement - request for \$14,400, total cost.
- Agawam Village Building One Replacement of Underground Plumbing - request for \$53,000 out of total \$375,000

Discussion whether WHA, a quasi government entity, is eligible to receive funding from CPC. Town of Wareham owns WHA, land donated in 1962. Has land been deeded? Dunham will be meeting with Atty Bowen, 1/30 to discuss WHA's requests.

Wareham Little League Complex Rejuvenation - request for \$26,000 out of total \$32,000 to purchase multiple items to restore the fields. Two local sponsors will be contributing to cost of scoreboards.

WHA Membership on CPC - Mr. Lockwood is a potential member/liaison from WHA to CPC. As an architect, representing clients before the Board of Selectmen, his status needs to be determined before joining CPC.

CPC Meeting, Tuesday, 2/4/14, 11:00 am Multi Service Center Cafeteria to vote on proposals. Review and come with questions.

BoS and FinCom Votes on Municipal Maintenance Projects. Mr. Menard returned from FinCom meeting, After discussion and request for a lower number to restore sprinkler system, Fincom voted favorably for the 4 projects. BoS had voted 5-0-0 except for Sprinkler where vote was 4-1-0.

Dunham explained that CPC can propose articles whether or not they receive support from BoS and FinCom. Reductions in funding can be made in Motions up until two weeks before Town Meeting. There are still questions about Parker Dam ownership and who has water rights. Menard is meeting with Makepeace and Town Atty. 1/30. George Barrett will check out insurance requirements for maintenance of sprinkler systems.

Project Updates:

- Town Hall Slate Roof vs Rubber Roof – still to be determined. Can use composite material to replace slates where can't be seen. Tar and gravel deemed fire hazard. Auditorium on hold until roof work completed.

Minutes, 12-11-13. Motion to approve minutes. Slavin noted correction of meeting date from January 26 to January 29th. Slavin moved to approve minutes as amended. Joe Leggett seconded. Vote 5-0-1

No Quorum at 1-8-14 Meeting – no minutes taken, members worked on updating CPC application.

Open Projects: Slavin distributed list of open projects.

Bond Payments: Bond holder recommends paying off Tremont Nail and Bryant Farm bonds with \$627,745 full payment in lieu of annual \$67,637 payment. Slavin recommends waiting and bringing back to committee in Fall.

Special Town Meeting: submit request to BoS so that funds can be used for projects immediately after Town Meeting rather than waiting until July 1st.

Community Preservation Coalition Dues: Nancy Miller moved that CPC pay the Coalition annual dues of \$2,875. Worthen seconded. Vote: 6-0-0

Town Hall Printing Supplies: Slavin moved CPC request Janet Wilson in the Selectmen's Office to order toner, ink cartridge and two cases of paper and bill CPC. Worthen seconded. Vote 6-0-0. Miller will make request.

CPC Membership Application - Dunham reviewed Joseph Mulkern's application. Slavin moved we send letter to BoS stating "We choose not to make a recommendation for the appointment of Joseph Mulkern to the CPC." Leggett seconded. Vote 5-0-1.

Affordable Housing Projects Issues: Habitat house on Minot Avenue is not deeded. Linden St. House in Onset still rented. Recommendation that Michael LaCava reimburse CPC \$45,000 thus freeing him to sell the house for market rate. Worthen will inquire.

CPC Regional Meeting: Dunham reviewed meeting in Bridgewater. Requested that Wareham CPC purchase pizza for quarterly meeting following May meeting which is being covered by Middleborough.

Meeting Adjourned: move to adjourn at 8:30pm

Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee

Sherbie Worthen

4/18/14

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