

Community Preservation Committee

January 12, 2022

Rm 23, Town Hall

Present: Joan Kinniburgh, Chair, Sam Corbitt, Linda Scharf, Sandy Slavin, Treasurer, Barbara Smith, Sherbie Worthen, Clerk

Absent: Jean Connaughton

Guests: Judith Whiteside, Alan Slavin, Bernie Pigeon, Jim Ghiberti, George Barrett, Chloe Shelford, Wareham Week

Call to Order: Joan Kinniburgh opened the meeting at 6:00pm.

Minutes:

- **10/13/21-** Barbara Smith moved to approve. Sam Corbitt seconded. **Vote: 5-0-1.**
- **12/8/21 -** Sandy Slavin moved to approve. Corbitt seconded. **Vote: 6-0-0.** Approved Minutes will be re-signed and posted on Webpage.

Invoices Approved:

1. Youth Soccer Goal Posts: \$1,838.36. Wareham Youth Soccer Fields at Westfield (Fall TM 2019)
2. TAKEOFFS INC: \$2,125.00. Wareham Housing Authority, New Housing Units at Agawam Village (Spring TM 2019)

Web Updates: Have been posted. Financials reported. New Application due dates approved and posted. Project Tracking: Sponsor organization updates have been added.

CPC Requests:

- Dave Menard has been assigned by Derek Sullivan to work on CPA agreements, one for Town projects, one for non-Town projects. To be reviewed at next meeting.
- There are no discounts on software for volunteer committees.
- Tremont Nail signs may be removed by Town or by a third party. Question raised if CPC Administration funds may be used to cover removal costs.

Select Board Request for \$2,300,000 under *Open Space/Recreation* to purchase Little Harbor Country Club (LHCC) from current owners before February 28, 2022. A special Town Meeting will be held on February 22nd to determine the fate of LHCC. Judith Whiteside, Select Board Chair, presented for Derek Sullivan. Ms. Whiteside, Mr. Sullivan and Atty Bowen researched necessary information. The Town would write an RFP for a professional management company to run the Golf Course. The management company's goal will be to make money. They will run a marketing campaign and hopefully will continue to support charitable events for Town nonprofits and businesses. Ms. Whiteside touted the many

social and health benefits to the community. If the Town does not purchase the golf course it could fall to a housing developer.

Keeping open space will help protect the area's wild life and green and wooded spaces. The Buzzards Bay Coalition would be a partner in preserving and migrating the salt marsh as a buffer to storm surge. Ms. Whiteside said there were no issues with soil samples tested semi-annually. She mentioned the school system restarting a golf program and opportunities for cross country skiing. A municipal course could offer special rates to expand resident participation.

Committee Members Concerns:

A wide range of issues was expressed by CPC Board members. In summary, these included:

- Costs to maintain and repair old equipment such as irrigation and sprinkler systems
- Will LHCC become a money pit for the town?
- Town's bad reputation for running programs i.e., history in running golf course previously (now Bay Pointe) and bankruptcy, ongoing expenses for Tremont Nail.
- Many residents lack resources to participate
- No appraisal of land - required for municipalities as per CPA Legislation
- No budget page
- No financial information from owners. No financial goals for Town.
- No Financial Proforma Projections for Income and Expense to determine level of profitability and possibility of taxpayers absorbing ongoing maintenance costs.
- No research into Conservation Restriction; what it entails, who would be the holder.
- Exorbitant funding request will drastically deplete CPC resources
- What happens to LHCC if it fails, flooding is strong possibility.

Ms. Whiteside and other attendees admitted town's past mistakes but claimed this was a new day and lessons had been learned. Regarding CPC funds, Ms. Slavin said bonding could cover some of the costs with a smaller up-front payment. Ms. Kinniburgh recommended that Ms. Whiteside contact Stuart Saginor, Executive Director of the Community Preservation Coalition if doubts remained about the requirement for the appraisal, and that Mr. Saginor can provide a list of appropriate Appraisal Firms. Ms. Whiteside will answer committee's questions before the January 26th CPC meeting.

2019 Community Preservation Plan Updates: to be discussed later.

CPC Task List: Kinniburgh distributed a detailed Task List, noting opportunities for committee members such as: Updating CPC webpage; Project Tracking; Maintaining Open Project files. One-time projects include; obtaining Restriction Information on Closed Projects; working on CPA Grant Agreement; working with Matt Underhill on online Fillable Grant Application. A Wish List includes; Marketing; Expanding Web Page information; CPC members "adopting" a project for monitoring; Holding multiple public hearings and hiring a CPC administrator (with available Admin funds) to perform many of the above listed tasks.

Next Meeting: Wednesday, January 26, probably on Zoom if Matt Underhill can assist, either at 5 or 6pm. Jean Connaughton could participate. Scharf will be telephone only.

Adjournment: Slavin moved to adjourn at 8:30pm. Scharf seconded. **Vote: 6-0-0.**

Respectfully submitted by Sherbie Worthen, Clerk

Sherbie Worthen, 3/10/22

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