

COMMUNITY PRESERVATION COMMITTEE

January 24, 2018

Present: Brian Litchfield, Co-Chair, Sandy Slavin, Co-Chair, George Barrett (6:05) Jean Connaughton, Joe Leggett, Barbara Smith, Sherbie Worthen

5:00pm meeting with Kathleen O'Donnell, Esq. Community Preservation Coalition, Steering Committee member.

Committee welcomed Atty O'Donnell who has met with Wareham CPC periodically since its inception to discuss issues and procedures.

Review of current pending Warrant articles:

- Wesley Methodist Church – Even though court case in Acton is still pending, O'Donnell recommended putting article on Warrant to ask for vote .
- Onset Pier – What is CPC creating? Do not fund engineering only but make it part of total recreational plan. Request more details, possible postponement.
- Tremont Nail Freight Building – CPC can provide maintenance funding for land or buildings that we have already purchased.

Use of Citizens Petition – If a CPC article is not approved for the Warrant by the BoS, a Citizens Petition requiring 10 citizens' names and addresses may be submitted to place article on the Warrant. To allow enough time before the Warrant closes, prepare Citizens Petitions at same time articles are being submitted to the BoS.

Affordable Housing - Possible changes to allow mobile homes to be included in 40B count. O'Donnell thinks there could be a plan for a mobile home park owner to allow an affordable housing restriction as long as 25% percent of the renters (of the land) are income eligible. She will research and discuss with DHCD. This issue is ongoing for Wareham and other towns with large numbers of mobile homes. Committee suggested a future meeting with all involved in 40B housing.

Meeting adjourned at 6:00pm.

Regular CPC Meeting

Guests: Wesley Methodist Church: Barbara McAllister, Denise Fisher, Rich Lawton, Ginny Doran, Jack Nevil

Wareham Land Trust: Nancy McHale, Sue McCombe

Onset Pier: Garry Buckminster, Harbormaster

Tremont Nail Freight Building: Ken Buckland, Director of Planning and CEDA

Call to Order: Sandy Slavin opened meeting at 6:00pm

Jean Connaughton: Slavin stated that Jean, representing the Housing Authority, is now formally a member of CPC .

Open Projects: list distributed. Articles for Special Town Meeting to include request for return of funds for old projects:

- Digitizing Historic Records, received \$50,000 in 2009. Barbara Smith moved to submit article to return funds. Joe Leggett seconded. Vote 6-0-0.
- Historic District Mapping, received \$20,000 in 2011. No progress. Brian Litchfield moved to return funds to CPC, Jean Connaughton seconded. Vote 6-0-0*

Wesley Methodist Church: Committee requesting \$142,750 to renovate church exterior and return it to former historic condition. Church Committee fundraising has raised approximately \$10,000 and hopes to receive an additional \$5,000 from the Methodist Foundation. Brian Litchfield recommended they keep these funds for future needs.

Stoney Run Project: Wareham Land Trust requesting \$91,500 for the Stoney Run Main Street Preserve. Land Trust is returning \$89,196.62 to CPC after receiving additional funding for Tweedy Barnes. Since last Spring's request, the Boy Scouts have donated their property to the Stoney Run parcel. The Land Trust is also applying for other grants.

Onset Pier Restoration: Garry Buckminster, representing Town of Wareham, requesting \$250,000 for engineering study. After discussing CPC need to cover more than engineering for a recreation request, Garry agreed to revise request for Warrant article.

Tremont Nail Freight Building: Ken Buckland, representing Town of Wareham, discussed request for \$200,000 to upgrade facilities at Freight Building, now used by Town for various functions. Since CPC purchased building, along with other Tremont Nail property, law permits maintenance of these facilities.

Returned Funds

- **Wareham Land Trust:** Returning \$89,196.62 from Tweedy Barnes Project from Fall, 2014. Litchfield moved to accept funds, Joe Leggett seconded. Vote 5-0-0.
- **Wareham Softball:** Returning \$47.05 from softball bleachers undesignated funds. Litchfield moved to accept, Leggett seconded, Vote 5-0-0.
- Also, **Historic Records and Historic Mapping**, See *

Voting on Articles

Housekeeping / Finances: CPC has total of \$900,000, estimated funds, for FY'19. \$90,000 will go to each reserve, Open Space/Recreation, Historic Preservation and Community Housing and \$45,000 for administration. George Barrett moved the housekeeping article, Connaughton seconded.
Vote 7-0-0.

Wareham Land Trust: requesting \$91,500 under Open Space for 6.3 acres Stoney Run as Special Town Meeting Article. Barrett moved to submit; Worthen seconded. Vote 7-0-0.

Wesley Methodist Church: requesting \$142,750 for restoration of exterior. From undesignated funds. Barrett moved, Leggett seconded. Vote 7-0-0.

Tremont Nail Freight Building: requesting \$200,000 for restoration and maintenance (from undesignated funds). Smith moved, Litchfield seconded. Vote: 7-0-0.

Onset Pier: requesting \$250,000 towards overall \$5.5 million project cost (from undesignated funds) for renovation and expenses of Onset Pier. Litchfield moved, Leggett seconded. Vote 7-0-0.

Adjournment: vote to adjourn, 7:38pm.

Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee

Sherbie Worthen 4/19/18