

Community Preservation Committee (Zoom Meeting)  
Minutes  
January 26, 2022

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

**Guests:** Derek Sullivan, Town Administrator, Gary Buckminster, Harbormaster, Bernie Pigeon, FinCom, Elise Leduc-Fleming, Wareham Land Trust, Jody Smith, FinCom, George Barrett

**Call to Order:** Joan Kinniburgh called meeting to order at 6:00pm.

**CPC Grant Applications for Special Spring and Spring Town Meeting**

**Little Harbor Country Club (LHCC)** Revised Application presented by Derek Sullivan— at January 12<sup>th</sup> presentation by Judith Whiteside, CPC provided feedback on needed information. Mr. Sullivan said the boundary survey had been updated. The CPC request has been reduced to \$1 million. Once the proposal goes to Town Meeting and funding is approved there is no official closing date. Ms. Kinniburgh stated this was a complicated process for CPC involving land and an operating business. She noted our good luck in having strong support and participation from Stuart Saginor, president of the State's Community Preservation ACT. CPC needs the following;

1. An appraisal of the 54 acres is required for CPA funding
2. A Conservation Restriction to be held by a qualifying nonprofit organization with an MOU that they can hold an active as well as a passive recreation restriction.
3. A current boundary survey to identify any encroachments. The older the golf course, the greater the possibility for encroachments.
4. A 21E Site Assessment verifying chemicals used on the course are environmentally friendly, not necessarily the chemicals that were acceptable 60 years ago. A qualified environmental agency will look at the history and whether the assessment passes the test for Phase 1.
5. A financial pro forma projection re. the profitability of the golf course. Is it a good CPC investment that will be self-sustaining?
6. The Warrant Articles: #1 currently ask for \$2,600,000. #2 involves CPA funding but needs to add "to assist in purchase of land". No sum of \$ listed, unlike our other CPC articles. Nothing in Warrant Article as to where additional funds will come from.

Mr. Sullivan stated the Warrant article is to "warn" town meeting attendees, the Motion will provide financial sources.

**Comments from Committee:**

- Was there a response to earlier CPC questions?
- A wonderful opportunity to save the Golf Course. Development would be detrimental.
- Must be viable for low income population
- Needs boundary markers and 21E.
- A Conservation Restriction must be included with a qualified holder.

- Visitors from other areas are necessary to LHCC success. Currently 80 women from other courses meet on Wednesdays.
- Expectation that requirements can be met before Town Meeting.

**CPC Funds:** Ms. Slavin recommends \$1,000,000 from unallocated funds, plus a \$1,000,000 bond request and the remaining \$600,000 from free cash.

Ms. Kinniburgh stated requirements from the Committee include: an MOU with the organization holding the CR; Boundary Marker dates with a visual presentation; Dates of 21E; Financial Pro forma projections; further discussion of CPC's funding options; Awareness of CPC's responsibility to CPA. Mr. Sullivan stressed need to move quickly, that there will not be a closing without a CR; a Non-profit must be authorized to hold the CR. 21E is not a legal requirement but can be requested.

Bernie Pigeon, FinCom, says we are purchasing 54 acres as open space, not as a golf course (?) He hopes to resolve all issues tonight with contingencies. 15 Cape towns run viable golf courses.

Ms. Kinniburgh noted that although the town's discussion to buy the golf course began last August, no effort was made to involve CPC to help move the project collaboratively.

**Interest Rates on Bonding:** Mr. Sullivan estimates CPC will pay @\$170,000 annually in interest and principle for the Golf Course bond. Ms. Slavin says @\$195,000 is paid annually on Tremont Nail. Current available amounts by category are \$400,000 for Affordable Housing, \$250,000 for Open Space and \$400,000 for Historic Preservation.

**The Wareham Land Trust:** Elise Leduc-Fleming, Executive Director of the Land Trust, said the Organization had not yet committed to holding the CR. In terms of passive recreation, 2 golf courses have been approved by the State for walking in off season, generally January, February and March. Some areas of LHCC may be approved for walking. Liability insurance covers the golf course only. Jody Smith, FinCom member, and a former golf course manager, noted that environmentally safe pesticides are expensive. He supports serving outside residents and having the town as owner. The course he managed was profitable.

**Proposal:** Ms. Slavin made a motion that CPC approves the purchase of the 54 acres to be brought before Special Town Meeting and that CPC would designate \$1 Million from Undesignated CPA funds under the category of Open Space and borrowing \$1 Million with the debt service paid with CPA funds, provided that: (1) there is an MOU with a qualified organization that has agreed to hold the CR regarding passive/active recreation; (2) that there is a current boundary survey for encroachments completed by a licensed surveyor; (3) the 21E Site Assessment, Phase 1 is completed; and (4) a written release is obtained from the Appraiser naming the Town as an authorized user of the Mass Audubon appraisal and providing that the Town can rely on the findings. Members voted "yes" providing the contingencies are met by the February 22, 2022 Town Meeting. **Vote: 7-0-0**  
If contingencies are not resolved, the Motion will be pulled from Town Meeting.

George Barrett supports the Motion and noted a CR can take time to be approved.

**Mobility Mats:** Gary Buckminster, Harbormaster, is requesting \$60,000 under Recreation to purchase three mobility mats for the three main public beaches (Swift's Neck Beach, Onset Beach and Little Harbor). These mats provide better access for people with disabilities and accessing public recreation in general. They do not interfere with beach cleaning. They will be maintained by the Town. The mats are made of recycled plastic bottles and do not absorb heat. The total request of \$60,000 includes purchase of mats, carts to move them and shipping, plus a transitional wooden ramp and logos for business sponsors. DesChamps is the sole source provider. Earliest operational date for Wareham/Onset would be late summer 2022. Storage would be indoors at the Department of Natural Resources.

In response to Committee questions, Mr. Buckminster said several Cape Towns, including Eastham, Truro and Bourne are using Mobi Mats with CPA funding; they are resistant to sunlight; tractors do not affect them, 10–12-year lifetime; there will be three 'roll up' machines and instructions on how the mats work; recommendation to propose at Special Spring Town Meeting so funds will be available for the coming beach season. Discussion to be continued at Feb. 9<sup>th</sup> CPC meeting.

**Minutes, January 12<sup>th</sup>:** Ms. Slavin made a motion to approve. Sam Corbitt seconded. **Vote: 6-0-1.**

**Financial Report - Approve Invoices:**

- \$3,500 for Annual Dues to Community Preservation Coalition submitted and approved.
- \$1,668 gravel for Minot Forest parking lot approved.

**Other Business:** Additional Proposals for Spring Town Meeting;

- Wingate Affordable Housing, 801 Main St. Wareham
- Wareham Land Trust, Land Purchase, geology study available mid-February(?)

**Next Meeting:** February 9<sup>th</sup>, 6pm, Zoom.

**Adjournment:** 7:40pm. Ms. Smith moved to adjourn, Ms. Connaughton seconded.

**Vote: 7-0-0.**

*Respectfully submitted by Sherbie Worthen, Clerk*

*Sherbie Worthen 3/10/22*

WAREHAM TOWN CLERK  
2022 MAR 10 11:01 AM