

Community Preservation Committee

Minutes, January 25, 2023

Wareham Town Hall, Room 24

Present: David Heard, Co-Chair, Sandy Slavin, Co-Chair and Treasurer, Patrick Lester, Sherbie Worthen, Clerk, Judith Whiteside, Liaison, Patricia Wurts, Liaison

Absent: Jean Connaughton, Sam Corbitt

Guests: Patricia McArdle, Veronica DeBonise, West Wareham School, James Cooley, Dawn Gomes, Derek Perry, Depot Train Station, Charlie Adams, Littleton Drive, Penn Lindsay, Woodland Cove, Bob Gleason, Sawyer Conservation Area

Call to Order and Roll Call: David Heard opened meeting at 6pm followed by Roll Call.

Minutes, 1/11/23 – Sandy Slavin moved to accept Minutes, Patrick Lester seconded:

Vote: 4-0-0.

Grant Applications for Spring Town Meeting:

- **Schoolhouse Rocks, West Wareham School:** Veronica DeBonise and McArdle requesting \$99,00 from Historic Preservation to repoint windows, remove rot, replace roof. Preserve façade as looked in 1920. If proponents sell to another entity, that entity would not receive grant. HPR will be written into deed. Proponents will wait for approval before starting repairs. May be eligible for Special Spring Town Meeting. Land is 1.89 acres, if additional building needed it would extend back from original.
- **Depot Street Station:** Jim Cooley, Dawn Gomes and Derek Perry requesting @ \$650,000 (proposal not ready) from Historic Preservation to restore foundation, roof and windows in 185 year old station. Railroad tracks owner says there will be a train stop here. CPC requested written confirmation of train stopping at station. CPC will need statement that water and soil are not contaminated. Dawn Gomes distributed materials showing designs inside and out. New building will have café and other amenities. She will revise grant request for next meeting including additional research and support from town residents.
- **Littleton Drive:** Charlie Adams, Pennrose Developers, requesting \$300,000 from Affordable Housing to construct housing on Littleton Drive. They have the majority of funding but due to rising costs need to fund the shortfall. Department of Housing and Community Development (DHCD) is supporting two deals, for 44 senior housing units and 49 family/workforce housing units. 70% of units are available to Wareham residents during first year of occupancy. The Community building will be available to community groups and playground and walking trails will also be available to the public. A deed restriction of @ 40 years will be required. Project completion is scheduled for 2024.

- **Woodland Cove:** Penn Lindsay, Dakota Partners, requesting \$500,000 from Affordable Housing for Phase II of 5 buildings, 150 unit complex. Have asked for Gap funding from DHCD but Town commitment required first. Total cost: \$60 million. Each of three phases is financed separately. Phase II, 63 units, owner is WC2LLC. Buildings will have passive house design, ie. low energy usage, elevators, laundry, plank flooring, also community room, playground and green space. Workforce housing units are spread throughout the 5 buildings. Discussion re. reducing grant request to \$437,000.
- **Sawyer Conservation Area, Wareham Land Trust:** Bob Gleason requesting \$48,000 from Open Space and Recreation for land acquisition of 12.1 acres, the Sawyer Conservation Area, to protect key land for Onset Water district and expand walking trails. The parcel is contiguous with other Wareham Land Trust and Trustees of Reservations parcels as well as the Onset Water District. The trail system will benefit all of Wareham and protect the quality of drinking water. Red Brook runs along the Plymouth town line. New letters of support are coming in, including Onset Water district allowing walking trails. Property lines will stay within town of Wareham.

Voting on Proposed Projects for Town Meeting Warrant:

- West Wareham School, Schoolhouse Rocks: Slavin moved to reduce request from \$99,000 to \$80,000 grant from Historic Preservation Reserves for funding exterior rehabilitation. Worthen seconded. **Vote: 4-0-0**
- Littleton Drive, Slavin moved to grant \$300,000 in Undesignated Funds. Lester seconded. **Vote: 4-0-0**
- Woodland Cove: Slavin moved to reduce request from \$500,000 to \$400,000 in Undesignated funds to WC2LLC. Heard seconded. **Vote: 4-0-0**

CPC Available Funds: FY '24 State match increased to 51%, \$1.6million. Affordable Housing, Open Space and Historic Preservation Reserves, \$160,000. Administrative funds, \$80,000. Reserves total \$560,000 of FY '24 revenue. Lester moved to propose Reserve Funds Article of \$560,000. Heard seconded. **Vote: 4-0-0**

CPC Banners: Heard displayed the handsome 8'x2' white banner with blue lettering and black CPC logo that will hang at the Dog Park. Purchase of 5 banners approved, 12/14/22. An additional purchase of 4 banners was approved. Heard will get prices for signs on the ground.

Invoices: \$120 to Village Signs. \$55.96 to Amazon for Minot Trail posting.

Next Meeting: Wednesday, 2/8/23, Town Hall, Room 24, 6pm.

Adjournment: all voted to adjourn at 9:00pm

Respectfully submitted by Sherbie Worthen, Clerk

Sherbie Worthen, 2/22/23