

**Community Preservation Committee
Minutes, February 8, 2023
Wareham Town Hall, Room 24**

Present: David Heard, Co-Chair, Sandy Slavin, Co-Chair and Treasurer, Jean Connaughton, Sam Corbitt, Patrick Lester, Sherbie Worthen, Clerk

Guests: Ken Buckland, Wareham Redevelopment Authority, Nancy McHale, Wareham Land Trust, Dawn Mercedes Gomes, Derek Perry, Angela Greene, George Gakidis, Depot Onset Train Station, Angela Dunham, Wareham Historical Society, Judith Whiteside, Tricia Wurts, Board of Selectmen Liaison

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

Minutes, 1/25/23: Sandy Slavin moved to approve Minutes. Patrick Lester seconded.
Vote: 5-0-0

Grant Applications for Spring Town Meeting:

- **Tremont Nail Factory Office Building:** Ken Buckland, Wareham Redevelopment Authority, requesting \$110,000 from Historic Preservation to rehabilitate the Office Building façade. The committee commented that to preserve the building the **Sides and windows and trim would need repairs and the sign restored.** The front needs to be power washed and all lead paint removed. Windows need reglazing. The interior, in a current state of extreme mold with water running through It, will be the responsibility of the new developer. Some office space could possibly be rented with any income being returned to CPC. Sam Corbitt recommended \$200,000 in funding. **Board members had concerns about investing in outside repairs while the interior remains unusable.**
- **Bayview Park:** Derek Sullivan, Town Administrator, requesting \$1,080,000 from Open Space and Recreation to rehabilitate and improve Bayview Park in Onset. There will be **ADA accessible paths, ramps will have viewing platforms, rain gardens, the Gazebo will be made accessible, landscaping will be combined with the Bandshell landscaping.** Municipal Maintenance will contribute to the rehabilitation. Community Development Block Grant (CDBG) will also contribute \$279,400 to the rehabilitation effort.
- **Sawyer Conservation Area:** Nancy McHale reported receiving letters of support from the Onset Bay Water District, the Conservation Commission, Onset Bay Association and Buzzards Bay Coalition. The Land Trust holds 18 Conservation Restrictions in Wareham. The Cape Cod Conservation Trust may hold the CR for Sawyer Conservation Area. The Lot lines have already been conserved by the Trustees of Reservations. Slavin recommended raising the request to \$48,000.

- **Depot Onset Train Station:** Dawn Gomes, Angela Greene and George Gakidis are requesting \$400,000 from Historic Preservation funds to restore the old Onset Bay Station and acquire a Historic Preservation Restriction on the property. Estimated total costs are \$1,200,000. CPA funding would cover exterior roof, windows, siding and foundation. The property is owned by Depot Auto LLC. This will be community space offering amenities including food, meeting space, a holiday station possibly featuring a Polar Express experience. Mr. Gakidis an architect living in Onset discussed the early 1900's architecture and the opportunity to develop the entire site, bringing better curb appeal and welcome to Onset. JC Engineering will be involved. Gas contamination in the surrounding wetlands has been remediated.

Discussion and Vote on Spring and Special Town Meeting Articles:

Tremont Nail Factory Office Building: Sam Corbitt made a motion to approve \$200,000 to rehabilitate the exterior of the building. Slavin seconded. Funds will come from Undesignated pool. Town Meeting voters will have the final vote. **Committee Vote: 4-2-0**

Bayview Park: Slavin moved to approve request for \$1,080,000 from Undesignated funds to rehabilitate and expand the Park. Corbitt seconded. **Vote: 6-0-0**

Sawyer Conservation Area: Corbitt moved to grant \$48,000 from Open Space Reserves to preserve the 12.1 acres of coastal pine barrens along Red Brook, to develop recreational walking paths and to acquire an Open Space conservation restriction. Worthen seconded. **Vote: 6-0-0**

Depot Onset Train Station: Corbitt moved to grant \$400,000 in Historic Preservation Reserves to rehabilitate the Station's exterior and acquire a Historic Preservation Restriction. Lester seconded. **Vote: 5-1-0**

Debt Payments to Tremont Nail and Little Harbor Golf Course will not be a separate article but will be incorporated into the Town Budget.

Next Meeting: Corbitt moved to cancel a February 22nd meeting. Connaughton seconded. **Vote: 6-0-0.**

Meeting will take place March 8, 2023.

Adjournment: Unanimous decision to adjourn at 8:25pm.

Respectfully submitted by Sherbie Worthen, Clerk

Sherbie Worthen 3/21/23