

## COMMUNITY PRESERVATION COMMITTEE

JULY 28, 2021

**Present:** Joan Kinniburgh, Chair, Sandy Slavin, Treasurer, Barbara Smith, Sherbie Worthen, Clerk

**Absent:** Jean Connaughton

**Guests:** Madison Czopek, Wareham Week, Christy Patalano, SBIA Park, Kathleen Norris, SBIA, Kathy Pappalardo, Wareham Land Trust, Ken Buckland, Planning, Judith Whiteside, Select Board, Jim Giberti, Sewer Commissioner, Bernie Pigeon, Finance Committee, Claire Smith, Town Moderator, Lauren Kras, MA Audubon, Robert Scott, Wareham Land Trust, Dale Scott, Wareham Land Trust, Linda Scharf, Open Space, Bob Wilbur, MA Audubon, Nick Rossi, MA Audubon, Kat Garofoli, Buzzards Bay Coalition (BBC)

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

**Restoration of Wickets Island Pier:** Request for \$150,000 under Recreation from Kat Garofoli, Director, Onset Bay Center, Buzzards Bay Coalition, for restoring stone pier. Garofoli stated the BBC's goal to protect and restore key land on Onset Bay. She described past work on Wicket's including clearing and removing poison ivy and debris, installing a new staircase and now restoring the pier by re-pointing out of place stones, enhancing access to the pier heavily used by boats transporting materials as well as young passengers. A floating dock and gang plank would assist in these efforts. Garofoli noted the visual importance of Wicket's Island. She described numerous successful programs for children, many with scholarships, and adults including kayaking, shellfishing, family sailing and picnics. Restoration of the pier will not only provide access for the BBC to host a variety of outdoor exploration programs, but will also provide access for all Wareham residents to visit and enjoy Wickets Island. The pier restoration would be completed in November, ready for next Spring.

**Joseph W. Conway Playground at Swift's Beach:** Request for \$250,000 under Recreation from Christy Patalano SBIA, to create a new ADA-compliant playground. Continuing presentation with three possible vendors, to be decided based on acceptance of grant. Questions included status of fencing around the playground perimeter and potential vandalism. Existing fence will be repaired and volunteers will maintain the playground with the help of (some) lighting and cameras. Funds will come from family names on 500 pickets and Claire Smith, a member of the Conway family, assured the assembly that fundraising will take place and the Conway family will ensure the fundraising total. Patalano expects the costs in the application of the play equipment and installation, ground preparation, ADA compliant pathway around the entire playground area and at entrance on Circle Drive and side gate on Pond Street, basketball and pickleball courts, playground fencing, hay bales and silt fences, loam and seed, and security systems will not exceed the \$250,000 request plus the \$10,000 in fundraising and donations. Maintenance of the playground equipment is TBD. Patalano's level of work and dedication to the playground restoration has been praised by Derek Sullivan, Town Administrator. The playground would be ready for full use by Summer 2022.

**MA Audubon Conservation of 54 Acres, currently Little Harbor Golf Course:** Request for \$400,000, under Open Space, from MA Audubon to convert 54 acres to conservation. Bob Wilbur said adding to the existing Audubon lands will result in a more resilient, larger

conservation area where a goal is to migrate salt marsh that will reduce the effects of storm surge along the coast. Moving from golf course, which the current owners have been unable to sell over two years, to conserved land will reduce nitrogen and other pollutants from Little Harbor. Wilbur also noted the existing hard packed trails for golf carts will provide access for mobility impaired individuals. Ecotourism is a growing attraction that expanded during the pandemic. Currently Audubon has a purchase and sale agreement with the owners. Support from the town of Wareham will allow Audubon to seek additional state and federal grants. Attendees expressed concern about removing a popular activity from residents and those who frequent the golf course. Other issues were dogs can't use the trails, taxes would be lost to a nonprofit. It was also suggested that trails on the former Seminary land could be expanded rather than adding new trails.

**Littleton Drive Housing:** Request from Ken Buckland, Director, Planning and Economic Development, for \$500,000 under Affordable Housing to continue the development on Littleton Drive. An earlier request for \$830,000 was voted down at the recent Town Meeting. Mr. Buckland noted that a for-profit developer, i.e., Penrose, and a nonprofit developer can only make the same percentage of profit. 70% of Wareham eligible residents are given first priority for housing units. Penrose has stated that some funds could be used for the Sewer Commission. CPC questioned the amount of \$270,000 (the initial payment of the Ground Lease) going back to the Wareham Redevelopment Authority (WRA) and the pushback at Town Meeting from neighbors who were opposed to the location and others who wanted a community center for everyone. Buckland will table this application request. Judith Whiteside and Ken Buckland will reconvene with the WRA to revise the grant application and requested a continuance to the August 11 CPC meeting.

**Deadline for Article Submission:** Claire Smith said the warrant would close, September 21<sup>st</sup>.

**Minutes, June 23, 2021:** Motion to approve Minutes. Sandy Slavin accepted, Barbara Smith seconded. **Vote: 4-0-0.**

**Pending Invoices:** \$47,881 invoice for Tremont Nail water main break and soil sampling between Riverfront and Freight buildings. Due to reduced meeting schedule, three weeks is the minimum to receive CPC payment.

**FY '21:** Slavin waiting to meet with Accounting re. CPC Financial Reports. Because of increased State payment, more money will be added to Affordable Housing and Open Space. Open Projects are reconciled to Accounting reports. Slavin will FY21 CPC Annual Report send to Marie in Select Board office.

**Open Member Representation:** Linda Scharf, Open Space and Sam Corbett, Planning, will be referred by their committees for ratification by the Select Board.

**Projects/Files/Tracking:** Kinniburgh has scanned open projects, closed projects before 2015, is tracking open projects re. date of initiation, what still needs completion. Simplification of new grant applications will be sent to Matt Underhill.

#### **CPC Votes on Proposed Articles:**

1. **Conway Playground** – Motion to approve \$250,000 from Open Space Reserve made and accepted. **Vote: 4-0-0**

2. **Conserving 54 Acres by Audubon** – Motion to approve \$400,000 from Open Space Reserve made by Smith, seconded by Worthen. **Vote: 3-1-0 with Sandy Slavin the opposing vote.**
3. **Wicket's Island Pier Restoration:** Motion to approve \$150,000 from Open Space Reserve made and accepted. **Vote: 4-0-0**

**Adjournment:** Motion to adjourn made and accepted, 8:06pm

*Respectfully submitted by Sherbie Worthen, Clerk*

*Sherbie Worthen, Clerk, August 11, <sup>2021</sup>~~2022~~*