

## **Community Preservation Committee Meeting of December 16, 2008**

PLACE: Town Hall

6:30 P.M. Public Hearing called to order by Chairman Lucas

### **A. Quorum/Attendance**

Members Not Present: Carol Tyson, Ellsworth Sylvaria, William Markey (7 p.m.)

Planning Director William Roth was also in attendance.

### **B. Approval of Minutes – November 13, 2008**

James Souza motioned to approve the minutes to the 11/13/08 meeting. Jay Simmons seconded. The vote was unanimous in favor. The motion passed.

### **C. Bills - None**

### **D. 2008 CPC Applicant Interviews**

#### 1. Fairhaven High School – Waterproofing Repairs - \$40,000.00

Paul Kitchen – The request is to do some waterproofing at the high school on the east tower. There's some moisture coming into the building in the library on the second floor. The moldings are plaster and they'll have to be cut and molded like the restoration of Room 7. We had some people take a look at it and we have obtained an estimate of \$40,000.00. It makes more sense to come to this committee rather than Mass Historic.

Jay Simmons – Will \$40,000.00 cover it?

Paul Kitchen – That's the quote that we have been given.

Frank Rezendes – When were the last serious roof repairs?

Paul Kitchen – 1999 - 2000.

Chairman Lucas – Have there been any competitive bids?

Paul Kitchen – We'll have to send it out.

Frank Rezendes – Will this happen again this year?

Paul Kitchen – It will come from the historic commission. This will worsen if it's not addressed.

William Roth – They need to get an architect on board to figure out the long term issues. This easily falls within the 10%.

Marinus Vander Pol – I'd like to thank the School Department for bringing this kind of thing forward.

Jay Simmons – I'm in favor of it.

Terrence Meredith – How much would you expect to spend for an architect?

William Roth - Quite a bit.

## 2. Fairhaven Housing Authority

- a. Main Street Land Purchase: \$150,000.00 to \$300,000.00

Krisanne Sheedy – I'd like to thank the committee for their past support. The work that we've done has turned out fabulous.

Chairman Lucas – When was the last time the FHA purchased some land?

Jay Simmons - 1989 or so on Ash Street, which was tax title.

Chairman Lucas – Do you have any information on other funding?

Krisanne Sheedy – We are looking into many other funding sources.

William Roth – If the Committee looked at recommending between \$150,000 and \$200,000 and that got approved, would that help you?

Krisanne Sheedy – It would seriously help with the project.

Chairman Lucas – Would purchasing part of it change your plans?

Jay Simmons – In the long term it would, but in the short term, we'd survive.

Chairman Lucas – You could always buy the rest of it at a different time.

William Roth – It should all be purchased at once.

Jay Simmons – We would need a loan to purchase this. We can't use the reserves.

Chairman Lucas – Can you do a mortgage?

Krisanne Sheedy – I'm not sure.

Marinus Vander Pol – This Committee should encourage negotiation. It should have to do with how much room there is to do outdoor activities on the site.

Jay Simmons – Purchasing the entire parcel would allow future use on the entire parcel. I may differ from the rest of the board on the access road.

Marinus Vander Pol – That access is worth money. I'm inclined to support purchasing the whole thing given that the negotiation period is open. Could we ask them to further some negotiation until the next meeting?

Jay Simmons – How much is available?

William Roth- Maybe up to \$200,000.00.

Krisanne Sheedy – There is an attorney looking into negotiations. It needs to be done creatively.

b. Creation of a Non-Profit: \$5,000.00 to \$8,000.00

Krisanne Sheedy – We are asking for \$6,000.00. The attorney's budget is \$5,045.00, which includes filing fees and legal services.

c. Affordable Housing Needs Assessment: \$15,000.00 to \$20,000.00

William Roth – I would recommend the higher range.

Terrence Meredith – The \$20,000.00?

William Roth – Yes. I am recommending the \$20,000.00. Let's do this study right.

d. Emergency Generator: \$101,000.00

William Roth – This is not a fundable activity. I recommend they look for the Homeland Security funding and try to create a general Town emergency shelter.

#### **E. Discuss Coalition for Buzzards Bay – 11/21/08 Letter**

William Roth – Before I added this to the agenda, I spoke to the Chairman. Mr. Decker sent me an e-mail about some property.

Chairman Lucas – I costs nothing to talk about it.

Marinus Vander Pol – I suggest we hear what Mr. Decker has to say and then we look for a motion, as to its merit, to give it consideration. I don't want to lose the impact of having an application deadline.

Chairman Lucas – We have nothing under open space and it falls within the 10%.

Alan Decker – With respect to the Nasketucket Woods project, the state run land grant program has decided to fund our application. It just hasn't been publicly announced. We did a smaller grant application related to this and they have recommended approval of that grant. There will be a closing on this property before the end of the fiscal year. I come before you tonight to request that you accept, an after the fact application, that was not made aware to me until mid-November. It gives us until the end of May, 2009 to purchase this property for \$30,000.00. Its 8 acres directly across from New Boston Road abutting town land. There would need to be protection that it remains conservation land since CPC money would be used to buy it. It would expand the forest to the east side. It is in the Nasketucket River Valley. It helps with water quality protection. It falls within open space protection. The town assesses the property at \$30,900.00. The \$30,000.00 will allow us to move forward. Would the Committee accept an opinion of value from a certified appraiser? A full blown appraisal narrative would cost \$1,500 to \$2,000. An opinion of value would cost less and is still certified. This is actually registered land, which means the title is certified by the state. There is already an existing survey. It's as clean a transaction as I'm going to run across. There are no structures on the land whatsoever.

James Sousa motioned to accept the application. William Markey seconded. The vote was unanimous in favor. The motion passed.

Marinus Vander Pol – I will vote in favor because this was not a project that could be assembled into an application prior to the deadline.

Jay Simmons – I'm in favor of this. The dollar amount is right.

Alan Decker – There's an option agreement in place contingent on the appraisal supporting our price and if the committee declines to sponsor the article at town meeting.

Terrence Meredith – It seems as if an opinion would cover what we need.

James Sousa motioned that if the opinion of value is an acceptable form of valuation, then the CPC would accept it. Terrence Meredith seconded. The vote was unanimous in favor. The motion passed.

## **F. FY 10 Budget Discussion**

William Roth – We have salaries for the recording secretary and the administrative assistant. I am asking for a stipend for myself, a modest one. I would hope for your support. The purchase of services should be dropped to \$3,500.00 and lower the professional services to \$3,000.00. Other charges and expenses go to \$1,700.00. Professional services line item has been increased to allow you the ability to hire a consultant or appraisal if you have an immediate need. If you don't use it, it goes right back in the CPC balance. That changes the total request to \$12,600.00.

Marinus Vander Pol – I have no problem with the stipend. We should clear it with the Selectmen.

Jay Simmons – I agree with Butch.

William Roth – It has to be approved by the Selectmen as an amendment to my contract.

Jay Simmons motioned to approve the budget contingent on the stipend issue. William Markey seconded. The vote was unanimous in favor. The motion passed.

**G. Any Other Business**

**H. Set Next Meeting - Thursday, January 15, 2009**

Jay Simmons motioned to adjourn. William Markey seconded. The vote was unanimous. Meeting adjourned at 8:42 p.m.

Respectfully submitted,

James Pelland  
Secretary to the CPC