

Community Preservation Committee

Minutes April 11, 2016

Present: Willit Mason, Dave Norton, Jim Tusino, Priscilla Dunn, Susan Waddington, John Alves.

Absent: Richard Wallace (came in late), Jason Adamonis, Neal Abelson.

Guest: Doug Benson

The meeting was called to order by Chair, John Alves, at 7:32 in the Town Hall Kitchen.

Minutes from the November 30, 2015 meeting were approved as written. Minutes from the Meeting of January 25, 2016 were accepted with one minor change.

Doug Benson made a presentation on his land "off Walker St., Rehoboth" – actually located in Seekonk. It is 75 – 100 ft from the Rehoboth line and is composed of 9.93 acres going back about 450 feet. The property is currently landlocked and would need an easement to Pine St. wide enough for people and vehicles to pass through. One year ago the land was for sale at \$36,000.

Doug will provide us with an updated appraisal and application. We will need to know the difference between a right of way and an easement.

Jim Tusino, seconded by Susan Waddington, recommended that we continue to study the application while Doug obtains more information and brings back an updated application.

Warrant articles. Article no. 14 is simply a budget report and places our funds in the appropriate bucket". Article 15 will ask voters to approve \$312,500 for purchase of the Young property located between Elm and Chestnut St. and adjacent to land owned by the Conservation Commission. An appraisal done by Prospectus valued the land at \$400,000 so the Young family is willing to sell the land for conservation purposes at a bargain rate. John Alves will be gone for the meeting, so Willit Mason will make the motion and Richard Wallace will speak in support of it. A copy of the prospectus was given to Richard. Steve Sloane has walked the property extensively and found construction material as a possible area of concern. A purchase and sale agreement has been drawn up so that the Town can back out if further problems surface. The Committee unanimously approved the \$4500 cost of the appraisal to be paid out of Administrative Funds.

Arcade Ave. Trail. Peter Jensen needs the Seekonk prevailing wage to complete his proposal. Shawn Cadime will get the additional needed information to Peter. Willit will try to move this along by organizing a phone meeting between Peter and Shawn.

Around the table:

Dave – 0

Jim – The Housing Authority may request emergency funds in order to finish roofing.

Priscilla – 0

Susan – Concern over the lack of applications in areas other than Open Space, especially Affordable community housing. The group discussed the possibility of using foreclosure homes. John will contact the Massachusetts Housing Authority.

John – Mentioned that he, Priscilla and Susan are all up for appointment. All wish to remain with the Committee. He raised the possibility of reorganizing once the reappointments are set.

John Alves has several times received a question from a resident about a possible road being planned through the Bittersweet property. John suggested that the resident speak directly to Richard Wallace; the resident was unhappy with doing this. Apparently there is no road planned but John will speak with the new conservation agent when she comes on board.

Next meeting: June 13 at Town Hall. 7:30 – room to be determined.

The meeting was adjourned at 9:10

Respectfully submitted

Susan R Waddington
Clerk – Seekonk CPC