

SEEKONK COMMUNITY PRESERVATION COMMITTEE

Minutes – June 13, 2016

Present: John Alves, Jim Tusino, Priscilla Dunn, Dave Norton, David Sullivan, Susan Waddington

Absent: Willit Mason, Jason Adamonis, Richard Wallace (Con Com)

Guest: Carl Nielson

The meeting was called to order at 7:30 in the Town Hall Meeting Room by Chair, John Alves

New Member: David Sullivan was introduced as the new Planning Board representative, replacing Neal Abelson.

Minutes of the April 11, 2016 meeting were approved with two corrections: Benson property was previously for sale at \$36,000 and Housing Authority may request emergency funds for roofing. Approval was unanimous from all present except David Sullivan who was not on the committee at that time.

New applications: None

Doug Benson application: There was discussion about the overall development potential and value for this land. And some discussion of the information contained in the appraisal submitted with the application from Doug and Janet Benson. The new member was concerned that an appraisal submitted by the applicant would be automatically stress elements favorable to that person/organization. John Alves explained that this was just background information and that should the application come under serious condition the Committee would hire an independent appraisal firm as has been our practice in the past.

A letter to the editor in the Seekonk Reporter came up frequently during the meeting. As it was not an agenda item and the majority of the Committee felt that basically the information presented as fact had no basis in reality so no action was taken at this time.

The Committee approved unanimously that we accept the Benson's application for further study. A site walk will be held on a date to be announced so that a quorum of Committee members will have seen the land.

Young property acceptance by Town Meeting: This application was approved at Town Meeting by a vast majority, "no" votes totaled 6.. Once the purchase and sale agreement is signed, there will be an opportunity for the Town to get a LAND grant which will decrease some of the costs to the Town. Dave Sullivan raised questions about the appraisal, specifically the disparity between the possibilities for development given in the report and information the Concerned

Citizens had gained from the Assessor. John explained that Prospectus, the firm that did the appraisal is a well qualified , certified appraisal firm hired by the Committee to evaluate the property.

Out of this discussion came the idea of inviting the Town Administrator to a future meeting.

Arcade Trails: The Town Administrator has all of the information needed to prepare an RFQ. It is hoped that Boy Scouts will able assist with some of the work.

Comments from members:

Dave Norton: None. It was mentioned that Old Town Hall will be on the Wednesday night BOS meeting.

David Sullivan: Their needs to be a better understanding of how the process works. He suggested televising the meetings. John will talk to the Town Administrator. There was a general discussion of ways to better inform the public of the Committee's function.

Jim: He will have an application from the Housing Authority for additional funds for the roofs at Seekonk Commons.

Susan: Expressed the need for more applications, including areas other than Open Space: affordable housing, recreation, historical preservation.

John: Noted that he, Priscilla and Susan hope to be reappointed at the next BOS meeting. He also suggested that we reorganize at that meeing.

Community speaks: Our guest Carl Nielson asked where community preservation funds come from and was told it was a mix of state funds from licensing fees and funds voted by the legislature combined with a 1.25% tax levy beyond the first \$100,000 on Seekonk residential property.

Next meeting: August 15, 2016 at 7:30 in Town Hall – room to be determined.

Meeting adjourned: 8:55.

Susan R. Waddington

Seekonk Community Preservation Committee