

## SEEKONK COMMUNITY PRESERVATION COMMITTEE

Minutes January 6, 2014

Present: John Alves, Priscilla Dunn, Willit Mason, Jason Adamonis, Neal Abelson, John Alves, Dave Norton, Susan Waddington

Absent: Richard Wallace

Guests: Jim Tusino, John Zamborano (both representing the Seekonk Housing Authority)

The meeting was called to order at 7:30 by Chair, John Alves

*Minutes* of the November 4, 2013 meeting were approved unanimously, with one correction\*, by those present at that meeting. \*correct acreage for the Turner property is 36 acres.

### *Property surveys:*

1. Concept plan for the Turner property is complete with an appraisal due at the end of January. When appraisal is done, we can discuss finances for this property.
2. Concept plan for the Lagerquist property is complete with an appraisal due at the end of January. Although the time frame is the same as above, planning is complicated by the lack of legal access to the property.

Kelley Whitmore, Trustees of Reservations/Seekonk Land Trust, hopes to obtain Land Grants for both properties. The Committee may choose to use CPC funds to purchase the first property with the possibility of a short term bond for the second.

Documentation on the Cuddigan property is proceeding with hopes for a closing in March.

### *Seekonk Housing Authority application.*

The Committee is in favor of this application, but the success of any warrant article will depend on how correctly it is worded within the CPA law which is very specific about the difference between preservation and maintenance. The entire Housing Authority grant will include money from other sources in addition to CPA funds. John Zamborano and John Alves will get together in the next several days to clearly delineate the \$250,000 in the grant that falls under CPA regulations. The Committee will meet again on January 27 to formally approve the application and finalize the wording in our warrant article for the February 18 meeting. (During this discussion it was noted that Jim Tusino had been reappointed to

the CPC. Following his swearing in by the Town Clerk he will be attending meetings as the Housing Authority representative)

*Old Town Hall* – The lease was signed at a recent Board of Selectmen’s meeting. The \$50,000 remaining from the money voted at the June 11, 2012 meeting will be used to repair roof and gutters. Dave will check to see if there are historic requirements that must be met for the roof.

*Around the table:*

Jason: Parks and Recreation is beginning to work on an application to repair the bubbler at the Cole St. fields.

Willet: Raised a question about keeping track of CPA funds committed at Town Meetings that we need to be aware of when making our allocations. John agreed to talk to Bruce Alexander about this and to set up a routine so that we see bills before they go to the Selectmen for authorization, in order to be sure that payment is appropriate. He was also asked to check on the Administrative balance.

Susan: Presented a bill from Peter Jensen for work done on the Runnins River Pathway (\$5,412.04). The Committee voted unanimously to approve. She also handed out “Conflict of interest” statements to the BOS appointed members (Susan, Willet, Priscilla, John).

Dave: Brought us up to date on the Carpenter House – the owner is willing to sell, but won’t let interested parties view the site. He also handed out a list of the oldest houses in Seekonk using information from MACRIS and information gathered from other sources. It was suggested that the Historic Commission redo the somewhat inaccurate survey done in the 80s and housed at the Public Library – and also that they consider a house tour.

John: Stuart Saginor, Executive Director of the Community Preservation Coalition, is coming to the area either on February 24 or March 3. This would be a possibility for a meeting to further publicize CPA possibilities. John also raised the possibility of putting a deed restriction on the 3 story house that is part of the American Pool Company property should the Town go ahead with a purchase.

*Next meeting:* January 27, 2014 7:30 Place TBA

Meeting adjourned at 8:40

Respectfully submitted,

Susan R. Waddington  
Clerk, Seekonk CPC

