

## **Community Preservation Committee Meeting of March 12, 2008**

PLACE: Town Hall

6:36 P.M. Public Hearing called to order by Chairman Lucas

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

Members Not Present: James Souza, Terrence P. Meredith and Ellsworth Sylvaria

Planning Director William Roth was also in attendance.

### **B. Approval of Minutes – 2/13/08**

Marinus Vander Pol asked for clarifications on pages 2 and 3 regarding the State's reimbursement rate and Town's grant match percentage.

William Roth – clarified the percentages

William Markey motioned to approve the minutes to the 2/13/08 meeting as clarified. Marinus Vander Pol seconded. The vote was unanimous in favor. The motion passed.

### **C. Nasketucket Woods Application**

William Roth – Reviewed the project and the revised maps illustrating the 3 acre lot being reserved and discussed how the illustration would require that the property owner obtain a subdivision approval to create the lot.

Allen Decker (Coalition for Buzzards Bay) – Reviewed the maps, explained where the 3 acre lot would be. He also discussed the easement of last resort reserved by Mariner Soccer that connects to Stone Street. The easement is not defined as of yet and would only be required if the Planning Board requires additional access in the future if Mariner ever expands.

Marinus Vander Pol – Asked if the CPC had any control where it went?

William Roth – No, the deed is specific as to Planning Board requirements.

Marinus Vander Pol – When was appraisal done?

Allen Decker – October 26, 2007.

Marinus Vander Pol – Recommended that the appraisal may want to be updated prior to Town Meeting, it may be a question then.

Allen Decker – Responded that was a good suggestion and that he had to already talk to the appraiser because the appraisal would have to be reassigned to the Town for the grant submittal.

Jeff Lucas – Who would maintain the road if it were built?

Allen Decker – Mariner Soccer would, based on the easement language.

Jay Simmons – Appraisals are double edge swords depending on how the land is looked at: development vs. conservation.

Carol Tyson – It could be far more valuable as conservation land then developed.

Cora Peirce (Friends of Nasketucket Woods) – Do you know what the easement width will be and impact to Stone Street?

William Roth – That is unknown. It is reserved for the future only if the Planning Board were to require additional access to Mariner Soccer.

Marinus Vander Pol – Discussed the history of Mariner Soccer with regards to Planning Board and Conservation Commission decisions.

Jeff Lucas – Are there anymore questions?

Fran Lopes – Asked how will the article read?

William Roth – explained that the Urban-Self Help program has template articles with technical information needed and that the Town would consult with them prior to finalizing the article.

Jay Simmons – Explained the Town Meeting process.

Allen Decker – Asked the CPC to consider additional funding of the project cost, if the State reimbursement figure is greater than the 60% being used by the Town.

Marinus Vander Pol – Motioned to recommend that Town Meeting fund the Urban-Self Help grant match of \$180,500 for the project. This is based on 38% of a \$475,000 purchase price. Carol Tyson seconded. The vote was unanimous in favor. The motion passed.

#### **D. NSTAR Property - Appraisal**

William Roth – Reviewed a proposal by NSTAR to sell various lots in Fairhaven Center. Of particular interest is approximately 3.25 acres adjacent to Doane Street and the Ft. Phoenix State Reservation. The first step would be to get an appraisal and then work with the State to try to purchase it.

Frank Rezendes – Opposed the use of CPC funds for and appraisal and reviewed the history of the property with regards to previous developments.

Discussion on the issue of an appraisal was debated. The CPC requested the Mr. Roth get three quotes and bring them back to the CPC at a later meeting and a decision would be made at that time.

**E. Any Other Business**

None

**F. Set Next Meeting - April 9, 2008**

Marinus Vander Pol – motioned to adjourn. William Markey seconded. The vote was unanimous. Meeting adjourned at 8:00 p.m.

Respectfully submitted,

William D. Roth, Jr.  
Planning Director and Staff to CPC