

**SEEKONK COMMUNITY PRESERVATION COMMITTEE**  
**Minutes – April 23, 2012**

Present: Ron Blum, Neal Abelson, Willit Mason, Richard Wallace, Susan Waddington

Absent: John Alves, Jim Tusino

Guests: Pam Nolan (Town Administrator), Dan Horton (Seekonk Historical Commission), James Rawlings, Mike Markley, Edward Lincoln (Seekonk Wampanoag tribe), Dean Robinson (tribe lawyer), Ted Rowse (Rowse Associates).

The meeting was called to order at 7:15 in the Town Hall Meeting Room by Neal Abelson in the absence of the chair who arrived a few minutes later.

*Minutes:* of the March 19, 2012 meeting were approved as written.

*Warrant articles:* Place markers for articles concerning the establishment of a housing trust and a possible opens space project were removed by unanimous vote of the Committee. A potential article for the Old Town Hall was not removed at this time due to the following discussion.

*Old Town Hall discussion:* During our March meeting, it became apparent that the Committee needed to talk to the various stake holders in this project – and the above Guests were invited to this meeting, the purpose being to establish exactly what needed to be done for the Seekonk Wampanoag Tribe to take possession of Old Town Hall and the likelihood of the Tribe being able to carry forth the planned renovation of the building without relying entirely on CPC funds. The lease would be from the Town of Seekonk through the Board of Selectmen.

For the Tribe to sign the lease, the following must be accomplished: remediation of asbestos and mold, a new roof and gutters. The remediation would probably require gutting the interior. Ted Rowse said this could be accomplished for \$100,000 or possibly less.

For the tribe to obtain a Certificate of Occupancy (once the lease is signed), basic health and safety issues such as bathrooms, fire alarms, heating system and egress must be completed. This might take up to \$300,000.

The total project estimate from Rowse Associates, prepared as a result of the first grant to the Historical Commission for this project is \$1,447,000.00 although both the Tribe and Ted Rowse thought that number could be reduced.

A vigorous discussion followed including such topics as whether the Tribe would be able to obtain sufficient outside funds to complete the project, whether the Tribe would be coming back to CPC for additional funds, the overall viability of the project, and the possibility of getting the building on the Historic Register (although this was not pertinent to the current discussion).

Following the discussion, it was moved and seconded that the Community Preservation Committee forward a warrant article to the June Town Meeting requesting approval of up to \$100,000 to the Historic Commission for completion of those items necessary for the Tribe to sign a lease on Old Town Hall:

asbestos and mold remediation, a new roof and new gutters. The vote was four in favor (Blum, Wallace, Abelson, Waddington) and one opposed (Mason). The Town Administrator will prepare wording for the article and Ron Blum will run it by Stuart Saginor to be sure it meets CPA requirements.

*Warrant article for CPC budget:* An additional warrant item will allot the money received from the State and from our local tax surcharge and authorize expenditures. We will use our previous formula of 10% for each of the three categories (open space, historic preservation and affordable community housing) and the rest going to an unreserved fund.

*Possible open space project:* Another farmer is considering the placement of approximately 90 acres in the Agricultural Protection Restriction program. This will be voted on by the State soon and followed by an appraisal. If this project goes forward it will require a substantial expenditure of CPA funds and will possibly be our first bonding project.

Neal Abelson is still pursuing information concerning the building on the corner of Fall River Ave. and County St.

*New members:* We still lack a representative from Parks and Recreation and the 4<sup>th</sup> Open Seat. Ron will work with the Town Administrator on the former and check Talent Bank forms for the latter.

Next meeting: May 2, 2012 at 7:00 in the Town Hall BOS Room.

Respectfully submitted,

Susan R. Waddington, Clerk