

**COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
Mary McElroy Meeting Room – McCulloch Building  
182 Green Street  
February 1, 2018  
MINUTES**

**PRESENT:**

Christopher Hannan, Chairman  
Dan Condon, Vice Chairman  
Victor Pap  
Cathy Torrey  
Mark Kilban  
Ken Padula

**NOT PRESENT:**

Pat O’Leary  
George Loring

**ALSO PRESENT:**

Robert Luongo, Director Planning & Development  
Kate Marshall, Economic Planning & Development

**RECORDING SECRETARY:**

Christine Malloy

Chairman Hannan called the meeting to order at 7:00PM.

**INTRODUCE NEW MEMBERS**

Chairman Hannan introduced and welcomed the two new members to CPC; Cathy Torrey and Ken Padula.

**ANNUAL PUBLIC MEETING**

**FY19 Community Preservation Budget Presentation (slide show and handout)**

Currently Weymouth is in its 12<sup>th</sup> year of operation of the Community Preservation Act.

The Community Preservation Act, M.G.L. Chapter 44B, as amended and as voted on by the citizens of Weymouth in November 2005, permits the Town to raise monies through a one percent (1%) surcharge on the real estate tax levy on real property.

The Town adopted two exemptions based upon residential use and value:

- \$100,000 of assessed value of residential property
- CPA assessment for low-income households

Weymouth CPC Committee Membership

- Christopher Hannan, Chair, Mayor appointee
- Daniel Condon, Vice Chair, Mayor appointee
- Ed Harrington, Clerk, Town Council rep.
- Victor Pap, Weymouth Housing Authority rep.
- Cathy Torrey, Historical Commission rep.
- Mark Kilban, Recreation Commission rep.
- George Loring, Conservation Commission rep.
- Ken Padula, Planning Board rep.
- Patricia O’Leary, Mayor appointee

#### Mandatory Set Aside Reserves

- From the FY19 Estimated Revenue, a minimum of 10% must be allocated to each of the following
  - Open Space/Recreation
  - Historic Resources
  - Community Housing
- Funds may be expended during FY19 or set aside for future projects within the allocated category.

#### Expenditure Categories

- Administrative Costs
- Historic Resources
- Open Space/Recreation
- Community Housing
- Debt Services
- General Reserve

#### Funds Remaining at Year End

- Funds remaining in the Mandatory Set Aside Reserves at the end of FY19 will roll into FY20’s Mandatory Set Aside Reserves and remain restricted to those areas.
- Unexpended funds at the end of FY19 will roll into the unrestricted fund and become available for unrestricted use.

FY19 begins on July 1, 2018.

#### FY19 Debt Service Budget

- Principal \$ 190,000
  - Interest \$ 25,650
  - Total King Oak Hill Acq. Bond Payment \$ 215,650
- \$82,400(open space) + \$133,250(unreserved fund) = \$215,650**

## FY19 EXPENSE BUDGET SUMMARY

### PROJECT UPDATES (Current Open Space Projects)

#### Whitman's Pond

- Winter lake water drawdown
- Assessment permitting and implementation
- APPROPRIATED \$25,000

#### Herring Run

- Passage and smelt habitat restoration
- Design and permitting
- APPROPRIATED \$16,133

#### Puritan Road Culvert

- Great Esker Park entrance
- Match for CZM construction grant
- Flood mitigation and ecological resilience
- APPROPRIATED \$132,500

#### Pond Meadow Park

- Bike Path improvement
- Weymouth-Braintree Regional Recreational Conservation District
- APPROPRIATED \$75,000

#### Smelt Brook

- Daylighting design and permitting
- Weymouth Landing
- APPROPRIATED \$100,000

#### King Oak Hill Property

- Partial funding for King Oak Hill Park design
- APPROPRIATED \$90,000

#### Street Hockey Rink & Parking

- Construction of a street hockey rink and parking area
- Stella Tirrell Park
- APPROPRIATED \$206,144

### PROJECT UPDATES (Current Historic Resources Projects)

#### Abigail Adams Birthplace

- Repairs and improvements
- BALANCE \$6,889

#### Abigail Adams Historical Society

- Preservation of 18<sup>th</sup> Century U.S. Flag
- Restoration of the First Ladies' Quilt Sampler
- APPROPRIATED \$24,000

#### Veteran's Memorial Wall

- Restoration and historic preservation
- APPROPRIATED \$800,000

Chairman Hannan commented this wall is a great tribute to those who served our country and further suggests everyone take a moment and visit the wall in the near future to see all the improvements made at the site. Really a great job done. Restoration to be fully completed in the spring.

#### PROJECT UPDATES (Current Community Housing Projects)

##### Housing Production Plan

- Town-wide study of housing needs
- APPROPRIATED \$23,582

Chairman Hannan once again commented this project is vital to the town.

#### COMPLETED PROJECTS

Whitman's Pond West Cove  
Fogg Library Restoration (Exterior)  
Abigail Adams Birthplace Study  
Cemetery Study  
Reed Cemetery Restoration  
Legion Field Memorial Wall Phases I & III  
Emery Estate Marketing Study  
Wessagusset Field  
Bike Racks – Town-wide  
Woodbine Road Land Acquisition  
Mutton Lane Land Acquisition  
43 Bicknell Road Archaeological Study  
721 Main Street Housing  
Tammy Brook Apartments  
Replacement Windows at Joseph Crehan  
Herring Run Pool Park  
Abigail Adams House (Exterior)  
Whitman's Pond Vegetation Plan  
Fogg Library (Interior)  
North Cemetery – Smith Gravestones

Pond Plain Improvement Association (Exterior)  
Stella Tirrell Park – Street Hockey Rink  
Canoe Preservation  
First Church Meetinghouse  
Brad Hawes Park Improvements  
Weymouth News and Gazette Digitization  
Preservation of Historical Collections  
Preservation of Hannah Vinson Sampler  
Birches Playground Improvements  
Legion Field & Lovell Playground Design  
Puritan Road Culvert – Feasibility Analysis  
Osprey Overlook Park  
Library Historical Collections Preservation  
Kibby Park

#### FUND BALANCES AS OF 12/31/17

Fund Balance reserved for Open Space	\$178,218.95
Fund Balance reserved for Historic Resources	\$ 53,615.00
Fund Balance reserved for Community Housing	\$539,698.64
Fund Balance reserved for General	\$562,284.85
<b>Total Available</b>	<b>\$1,333,817.44</b>

Anyone can submit an application to CPC through the Department of Planning and Community Development at Town Hall located on the 3<sup>rd</sup> floor. Applications are accepted on a rolling basis.

#### **PUBLIC COMMENTS**

John Denehy  
58 Candlewood Lane  
Braintree, MA

Mr. Denehy, President of Abigail Adams Historical Society wanted to thank CPC for its support over the years. Abigail Adams Historical Society just completed Phase I of renovations and they hope to be able to come back for Phase II.

#### **OTHER BUSINESS**

With regards to Kibby Park Development (#49080006 588001 OS-05) Mr. Condon made a MOTION to TRANSFER the account balance of \$5,749.60 to the unreserved fund balance (#4906-321001). Mr. Kilban SECONDED the MOTION. It was UNANIMOUSLY VOTED.

With regards to Back River Trail (#49080006 588001 OS-18) Mr. Condon made a MOTION to TRANSFER the account balance of \$72,514.01 to the unreserved fund balance (#4906-321001). Mr. Kilban SECONDED the MOTION. It was UNANIMOUSLY VOTED.

With regards to Preservation of Library Historic Collections Mr. Condon made a MOTION to TRANSFER the account balance of \$2,144.00 to the ~~unreserved fund balance~~ (#4906-321006). Mr. Kilban SECONDED the MOTION. It was UNANIMOUSLY VOTED.

With regards to Pingree/Legion Design Mr. Condon made a MOTION to TRANSFER the account balance of \$1,569.73 to the unreserved fund balance (#4906-321001). Mr. Kilban SECONDED the MOTION. It was UNANIMOUSLY VOTED.

### MINUTES

Mr. Condon made a MOTION to APPROVE the minutes of November 2, 2017. Mr. Kilban SECONDED the MOTION. It was UNANIMOUSLY VOTED.

### NEXT MEETING

The next meeting of the Community Preservation Committee will be held on March 1, 2018.

### CONFLICT OF INTEREST LAW

Mr. Luongo asked all members to please read and sign the Conflict of Interest Law letter that is in their packet tonight; please sign this form and give the signed form to Kate Marshall tonight.

### ADJOURNMENT

Mr. Pap made a MOTION to ADJOURN at 7:35PM. Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Approved by:  \_\_\_\_\_  
Christopher Hannan, Chairman

Dated:  \_\_\_\_\_