

**WEYMOUTH COMMUNITY PRESERVATION COMMITTEE**  
**RECORD OF MINUTES AND PROCEEDING**

Thursday, February 4, 2021 @ 7:00 PM Via WebEx  
2021 JUN 23 PM 4:11

**PRESENT:** Christopher Hannan, Chairman  
Mark Kilban  
Pat O'Leary  
Chris Hannan  
Cathy Torrey  
George Loring  
Jim Parker  
Dan Condon, Vice Chair  
Ed Harrington, Clerk

**ABSENT:** Greg Agnew

**ALSO PRESENT:** Robert Luongo, Dir of Planning, Planning & Development  
Eric Schneider, Planning & Development  
Kate Marshall, Planning & Development  
Harry Castleman

**RECORDING SECRETARY:** Maura Ziegler

Chairman Hannan called the meeting to order at 7:03PM

**Community Preservation FY22 Budget:**

00:00 - 13:56

Chris Hannan, Chair, Community Pres Committee


Power Point presentation which covered what the Community Preservation Act is and its history in Weymouth,. The 1% surcharge on Real Estate tax which funds CPC.

This committee recommends measures that come before it, to expend funds for open space & recreation, historic, and community housing. The Committee recommends to the Mayor for projects deeming value. If the Mayor approves, then it goes to the Town Council for approval of funds. Under the Law 10% needs to be set aside for each of the following: Acquire, create, and preserve open space / recreational use; Acquire and preserve historic resources; and create, acquire and support community housing, the rest is at the town's discretion. Excess funds are carried into the Reserve Account, always designated for their intended purpose. There is also a matching fund from the Commonwealth.

The Expenditure Categories: The above three and Admin, Debt Service (purchase of land), General Reserve. Any unspent from the 70% become unrestricted that gets rolled over and built up over years. The 2021/2022 Budget was reviewed.

Highlighted were that the Debt Service line item, is for the King Oak Hill this is the 10<sup>th</sup> year and final payment for \$194,750. There is a \$195,000 match from the Commonwealth.

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<b>FY22 Expense Budget Summary</b>	
Administrative Costs – 5% maximum	<b>\$52,950</b>
Open Space & Recreation – Debt Service	<b>\$105,900</b>
Historic Resources	<b>\$105,900</b>
Community Housing	<b>\$105,900</b>
Debt Service	<b>\$88,850</b>
General Reserve	<b>\$599,500</b>
<b>Total FY22 Expense Budget</b>	<b>\$1,059,000</b>

**Project Updates**

13:57 -30:17

**OPEN SPACE**

13:57 -18:55

Whitman's Pond	Management Strategy	\$18,750
Enhancement of the Back River Trail		\$77,428
(including match from Commowealth)		
Open Space & Trail Projects		\$23,831
Pedestrian Bridge over the Herring Run to Lovell Field		\$182,341
Work on parking at MBTA lot, then walking on bridge to Soccer Fields		

**HISTORICAL**

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18:55 – 21:13

Abigail Adams Birthplace updates:                      Balance:        \$10,917  
 HVAC & interior lighting. Project on hold due to pandemic.  
 Cathy Torrey gave an update

First Church: Exterior Restoration & Preservation	\$10,050
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**COMMUNITY HOUSING**

21:14-22:00

Affordable Housing: acquire 13 acres of land at 420 Washington Street

**WEYMOUTH COMMUNITY PRESERVATION COMMITTEE  
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COMPLETED PROJECTS: 15 year accomplishments, since 2006

22:01-

**Weymouth**  
MASSACHUSETTS  
WYOMOUTH, MA

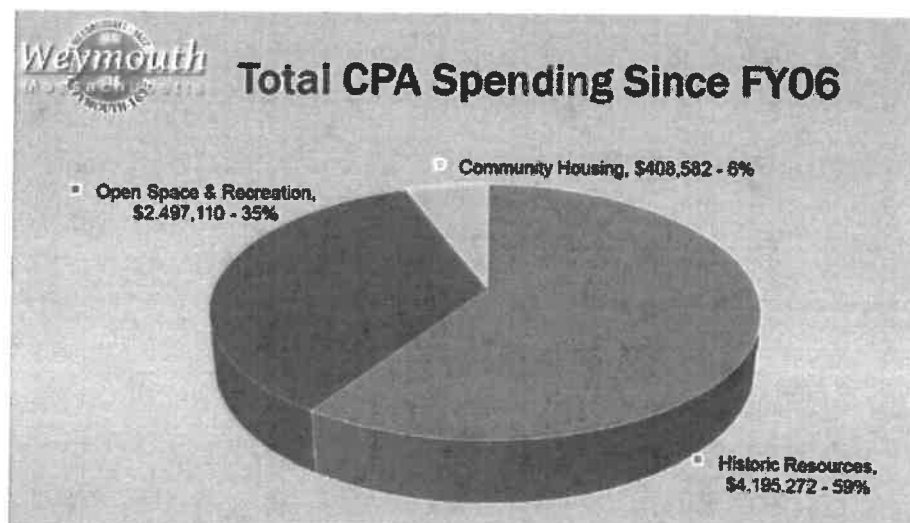
## Completed Projects – Open Space

Whitman's Pond West Cove	Legion Field & Lovell Playground Design
Emery Estate Marketing Study	Puritan Road Culvert
Wessagusset Field	Osprey Overlook Park
Bike Racks – Town-wide	Kibby Park
Woodbine Road Land Acquisition	Herring Run Passage - Design
Mutton Lane Land Acquisition	Pond Meadow Park Bike Paths
Herring Run Pool Park	King Oak Hill Park Design
Whitman's Pond Vegetation Plan	Open Space Plan Update
Smelt Brook Engineering & Permitting	Stella Hockey Rink & Improvements
Bradford Hawes Park Improvements	Sarah Brassil Playground & Trails
Birches Playground Improvements	Smelt Brook Feasibility (ACOE)


**Weymouth**  
MASSACHUSETTS  
WYOMOUTH, MA

## Completed Projects – Community Housing

721 Main Street
Tammy Brock Apartments – King Ave.
J. Crehan – replacement windows
Housing Production Plan



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		<b>Fund Balances as of 12/31/20</b>
Fund Balance reserved for Open Space		\$0.00
Fund Balance reserved for Historic Resources		\$201,418.00
Fund Balance reserved for Community Housing		\$591,698.64
Fund Balance for Unreserved		\$1,722,556.69
<b>Total Available</b>		<b>\$2,515,673.33</b>

**REQUEST FOR FUNDING:**

30:00

Constituent ideas welcome, please complete an application (on CPC tab on town website)

**PUBLIC COMMENTS:**

30:00-35:17

Matt Tallon, 105 Trafton Ave, President of the Idelwell Education & Improvement Association  
Fore River Trail feasibility Study, Phases 1,2, & 3 are completed and available for review in the  
planning department. Plan is to make this trail known to all residents.

Harry Castleman, 25 Hyde Street, beef up accessibility to make people aware of the options in  
Weymouth to a Trail Guide. There is a pamphlet available at Conservation Dept.

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**Project Updates:**

35:18 – 41:30

Kate Marshall, run through the projects to close

**49080006 CPA – Open Space**

49080006 588001 OS-19 Puritan Road Flood Mitigation

Motion by Dan Condon, seconded by Mark Kilban to transfer the available balance of \$36,541.54 to the unreserved fund balance (#4906-321001). All in favor.

49080006 588001 OS-20 Smelt Run Daylighting Design

Motion by Dan Condon, seconded by Ed Harrington to transfer the available balance of \$10,617.38 to the unreserved fund balance (4906-321001). All in favor

49080006 588001 OS-21 Stella Tirrell Park Rink Parking

Motion by Dan Condon, seconded by Ed Harrington to transfer the available balance of \$2,100.61 to the unreserved fund balance (4906-321001), All in favor.

49080006 588001 OS-23 Open Space & Recreation Plan Update

Motion by Dan Condon, seconded by Ed Harrington to transfer the available balance of \$12,060.00 to the unreserved fund balance (4906-321001). All in favor.

49080006 588001 OS-26 Sarah Brassil Playground & Trails

Motion by Dan Condon, seconded by Ed Harrington to transfer the available balance of \$71,765.52 to the unreserved fund balance (4906-321001). All in favor.

Mark Kilban asked why the project was so far under budget. Kate Marshall explained that the Recreation Department met with the neighbors on a vision for the park and the neighbors opted out of the trail system. Additionally, much of the labor was performed by the DPW, keeping costs down.

**49080007 CPA – Historic**

49080007 588001 HS-22 Veteran's Memorial Wall

Motion by Dan Condon, seconded by Ed Harrington to transfer the available balance of \$126,613.72 to the fund balance reserved for Historic Resources (4906 321005). All in favor.

49080007 588001 HS-23 Flag & Sampler

Motion by Dan Condon, seconded by Ed Harrington to transfer the available balance of \$3,932.00 to the fund balance reserved for Historic Resources (4906 321005). All in favor.

Diane Hachey, Town Council Office, is working with Cathy Torrey on having a marker made to be hung near the flag, giving a brief description and history.

49080007 588001 HS-24 Exterior Preservation Jefferson School

Motion by Dan Condon, seconded by Ed Harrington to transfer the available balance of \$6,367.75 to the fund balance reserved for Historic Resources (4906 321005). All in favor

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49080007 588001 HS-25 Preservation of 5 Busts & Mishoon

Motion by Dan Condon, seconded by Ed Harrington to close this account, since the project is complete. All in favor.

49080007 588001 HS-26 Preservation of Select Library Collections

Motion by Dan Condon, seconded by Ed Harrington to transfer the available balance of \$35.00 to the fund balance reserved for Historic Resources (4906 321005). All in favor.

Thank you Christine

46:31-48:13

We are welcoming a new scribe to take the minutes. And I want to say a special thank you to Christine Malloy for her years of trusted service for the fifteen years that I have been here for her many hours of work. She has always been patient, always kind, help for her service in keeping the minutes.

**Public Comment:**

**Application: Preservation/Digitization of *The Weymouth Gazette*:** 48:13-59:00

Rob MacLean, Internet Archive in the Weymouth Historical Society collection, The prior collection (1867-1924) have been viewed 540,000 times. We are asking for additional funding for digitizing 93 additional years of *The Weymouth Gazette* starting in 1925 making them only available inside the Tufts Library. On January 1<sup>st</sup>, 1925 will be added to the Internet Archive, and subsequent years after they are entered into the public domain. We submitted a proposal for \$22,680, but since then we have received several proposals that have come in less. We are comparing these costs to make sure they are equivalent. Micro Film will be still available at the library. Dan Condon asked why these files will live on one hard drive in the local history room, depending upon demand we can expand to other computers within the library.

Dan Condon made a motion to approve the funding for the digitization project \$22,680, Ed Harrington seconded the motion. All in favor, none in opposition

**Public Comment:**

59:13-1:01:10

Matt Talton, 105 Trafton, Vice Chair of the Library Trustees

Rob MacLean and his team have many ideas for future preservation projects going into the Weymouth 400 and beyond.

**Election of Officers: Chair, Vice Chair, Clerk:**

1:01:10-1:04:18

Nomination of Chris Hannon as Chairman by Dan Condon, Ed Harrington seconded. No other nominations were offered. All in favor, none in opposition.

Ed Harrington nominated Dan Condon for Vice Chairman. George Loring seconded. No additional nominations were offered. Motion unanimously approved, none in opposition

Dan Condon, nominated Ed Harrington for Clerk, George Loring seconded. No additional nominations were offered. All in favor, none in opposition.

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**Approval of Minutes for Sept. 3, 2020 & Oct. 1, 2020:** 1:04:18-1:06:05

Cathy Torrey made a motion to accept the minutes for September 3<sup>rd</sup>, 2020, Ed Harrington seconded. All in favor, none in opposition.

Cathy Torrey made a motion to approve and accept the minutes for October 1st, 2020, Ed Harrington seconded. All in favor, none in opposition.

**Other Business:** 1:06:11

**Next Meeting:**      March 4, 2021 A 7PM

**ADJOURNMENT:** Meeting closed at 8:10PM 1:07:29

Dan Condon motioned to close, Ed Harrington seconded. All in favor, none in opposition.

  
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Christopher Hannan, Chair

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Date