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Minutes

WEYMOUTH COMMUNITY PRESERVATION COMMITTEE

Thursday, February 2, 2023 at 6:30 PM

Mary McElroy Meeting Room - McCulloch Building

182 Green Street · Weymouth, MA

2024 FEB -2 AM 4:11

In attendance: Daniel Condon, Vice Chair
Lisa Belmarsh
Mark Kilban
Pat O'Leary
Cathy Torrey, Clerk
Jim Parker

Staff: Kate Marshall
Bob Luongo

Recording Secretary: Maura Ziegler

Call to Order by Dan Condon

A motion to take the agenda out of order was made by Pat O'Leary and seconded by Jim Parker. All were in favor.

A moment of silence was held in honor of Don Matthewson, former member of this committee who passed recently.

FY 24 CPA Budget - Presented by Dan Condon, Vice Chair, Weymouth Community Preservation Committee

The presentation may be found on the Town's website.

Dan Condon asked if there were any questions or any public comment following the presentation. There were none. Dan Condon said that the presentation would be available on line on the Community Preservation's page on the Town's website.

Dan Condon said that the annual budget meeting is a good opportunity to close out any completed projects that have balances.

Dan Condon asked for a motion to close completed open space and recreation projects and return the remaining funds to the unreserved fund balance. Specifically, Iron Hill Park.

Jim Parker, made the motion and Lisa Belmarsh, seconded. No discussion. All in favor. The motion passes.

Dan Condon asked for a motion to close completed historic projects and return the remaining funds to the fund reserved for historic resources. Specifically, First Church and Village Cemetery.

Pat O'Leary made the motion and Jim Parker seconded. No discussion. All in favor. The motion passes.

Dan Condon said that there were no community housing projects to close out at this time.

Steve Reilly, Director of Recreation, presented a request for funding the complete restoration of Beals Park in North Weymouth. Steve Reilly said that the Town held 6 public meetings, including separate meetings with the skatepark community. The Town is ready to move forward on the park plans prepared by Activitas of Dedham, MA.

Steve Reilly said that the total request is for \$3M. The Recreation Department broke the request into 2 applications as follows: an application for \$2.6 million for the restoration of the park, and an application for \$400,000 for the supply and installation of the play equipment and the pavilion.

Steve Reilly explained that there was an opportunity for savings if the play equipment and the pavilion was procured separate from the general bid. He said that the Town can use one of the state's approved vendors for the playground equipment and the pavilion. By doing this, the Town will not pay for the contractor markups that a general contractor would pass on to the Town.

The park amenities consist of a skatepark, walking paths, pickleball and basketball courts, play structures, sledding hill, pavilion, parking areas, lighting, signage and plantings.

Steve Reilly presented the final conceptual design presentation created by Activitas for the final public meeting. Following the presentation, Steve Reilly asked if there were any questions or comments.

Councilor Burga, said that she takes walks in the park everyday and lives at 32 Sea Street. Councilor Burga said she participated in the public meetings and she is excited to see the park transformed. She emphasized that the park has much to offer and it will be much more than just a skatepark. She also said that she has received a lot of positive feedback and interest in revitalizing the park; online, in person and through email and phone calls, as well as through the North Weymouth Civic Association. She said that the community members really did have a lot of input in this process and their feedback was considered quite heavily. Everything from the historical signage to the historical sort of look and feel to the meadows and walking paths. A skatepark is a component of the park, but it's not the whole component, there is basketball, a play

structure, the sledding hill remains, and there's one pickleball court. Councilor Burga said that it would have been nice to have fit more than one pickleball court, but there wasn't room in order to maintain the sledding hill. Councilor Burga said that she is in support of both of these requests.

Mark Kilban said the plans look fantastic.

Pat O'Leary asked if there was an opportunity to work with some of the abutters - particularly the post office, to sort of get them to clean up their space.

Councilor Burga said that the post office is on federal property. She said that perhaps Ted Langill could look into that.

Steve Reilly said there may be an opportunity to clean up the wall on the park side after the contractor has left the site.

Dan Condon thanked Steve Reilly for the applications. Dan Condon said that there has been a ton of work put in already and engaging the neighbors is always very helpful in getting support.

Pat O'Leary asked if there was a maintenance building or a bathroom planned?

Stephen Reilly said that the Town is hoping to take a similar approach to how the building was handled at Libby Field. We are asking the general contractor to bring power and water to the location of the building for now. When the project is completed, we will appropriate funding for the bathroom building.

Pat O'Leary asked if there was going to be a drop-off area along RT 3A.

Stephen Reilly said that parking will be on-street and in the lot on Sea Street and the lot on Athens Street. There will be ADA parking spots in the lots.

Pat O'Leary said it's great to hear that there will be a pickleball court. She also said that pickleball in the hockey space at Connell is also a great idea.

Lisa Belmarsh said that she attended several public meetings. She said it's really nice to know that there was so much input. She said it is clear from the presentation that all the information from the meetings was taken into account. Lisa Belmarsh is really excited about the skate park. She felt bad when the skatepark was removed from Lovell. She is also excited about the pickleball. She said as Councilors, they get a lot of emails about pickleball. She is glad that a restroom is being planned. She also asked if there is shade near the pickleball court.

Steve Reilly said that trees are planned near the pickleball court.

Lisa Belmarsh asked how much more money is the restroom building.

Steve Reilly said approximately \$220,000 - \$230,000.

Lisa Belmarsh asked about increasing the application to include funding the bathroom building.

Stephen Reilly said that he would recommend waiting until the park is built. It is such a large-scale project that we want to make sure we don't have any unforeseen changes that may come up.

Lisa Belmarsh said that CPA has an additional \$800,000 that could be used for a bathroom.

Stephen Reilly said that the Town will end up with a bathroom at Beals Park, just after this major construction is completed. He said having the utilities brought to the location is a fair amount of work for the planned building.

Lisa Belmarsh expressed concern from the public at community meetings and from emails she has received that the bathroom is an important part. She said she would like to make sure it gets built.

Bob Luongo said that stubbing the utilities is a big part of it. He also said that the bid documents have been prepared. There's no bathroom in the bid documents. He said he'd like to see what the bids come in at and get the project completed before reviewing the bathroom building.

Dan Condon said that perhaps the Town may come up with be another source of funding, not necessarily CPA.

Mark Kilban asked if a bathroom later, would meet the eligibility criteria for CPA funding?

Bob Luongo said yes, that would be part of the project. Absolutely. It would not be considered a separate bathroom unrelated to a park.

Lisa Belmarsh asked again if the bathroom building could be included in the bid documents.

Bob Luongo said that the documents are ready to go to bid in a couple of days. There is no building designed in the plan set.

Lisa Belmarsh asked why the playground is a separate request.

Stephen Reilly said the playground equipment and the pavilion can be procured using the state's approved vendors. He said the town has used this list in the past when using particular manufacturers or design elements. Steve Reilly said that if we choose

not to procure the equipment this way, there would be a mark-up placed on the items by the general contractor awarded the bid for the park restoration. He said the savings is about 10-12% on the cost of the equipment.

Lisa Belmarsh asked if Childscapes of Marshfield is on the state-approved vendor list.

Stephen Reilly said that Childscapes and O'Brien & Sons are both on the list and they provide the items specified by Activitas for Beals Park.

Lisa Belmarsh asked if Childscapes installs all of the Town's playgrounds.

Stephen Reilly said that Childscapes is a local contractor and the Town tends to buy the same types of items and colors for all of the parks in town. Steve Reilly also said that spare parts being readily available is a plus.

Lisa Belmarsh asked why the play equipment and pavilion don't have to be put out to bid.

Stephen Reilly said the bidding has already been done by the state. The best price is negotiated at the state level and can be used by any municipality for any contractor on that list.

Lisa Belmarsh asked if the playgrounds are accessible and inclusive.

Stephen Reilly said that the playgrounds are ADA compliant and inclusive.

Mark Kilban said that he's involved at Libby coaching baseball and running tournaments. The bathroom was a huge addition there.

Dan Condon said the design is beautiful. Dan likes that everything is new for the neighborhood. He said they deserve it. The park had been neglected for a long time. Dan Condon said that the basketball court, the skate park and all those things will keep some of the potential loitering, and folks hanging around doing things that they shouldn't be doing from happening.

Dan Condon asked about the timeframe for the project.

Stephen Reilly said that the bid process will take about a month, then a contract award, then mobilization in the spring and completion in the fall of 2023. The park will be completely closed during construction. The contractor will own the site.

Mark Kilban asked if there will be lights around the walking area, similar to Legion.

Stephen Reilly said the lights will be on photo cells. The lights will come on as it starts to get dark and they will shut off at a predetermined time. Like Legion field they kick on at

dusk and turn off about 11:00 – 11:30PM. Steve Reilly said the shut-off time for the walkway lights at Beals Park has not been determined.

Mark Kilban asked if the historical commission was involved with the content on the historical panels.

Stephen Reilly said the WHC will have an opportunity to review the panels prior to the panels being finalized by the Mayor.

Mark Kilban said he appreciates the preservation of the sledding hill.

Kate Marshall said the interpretive panels haven't been given in full draft to the town yet. The historical commission will review them, make comments, and be part of that process.

Dan Condon asked if there were any more questions. There were none. He asked for a motion.

Pat O'Leary made a motion to approve the Beal's Park project for \$2.6 million, Mark Kilban seconded the motion. There was no discussion. The motion unanimously passes.

Mark Kilban made a motion to approve the request for the playground equipment in the amount of \$400,000. Pat O'Leary seconded the motion. There was no discussion. The motion unanimously passes.

Dan Condon said that there are no minutes to approve, no other business, and the next meeting is scheduled for March 2, 2023 at 6:30.

Kate Marshall asked the committee to vote the budget as presented so that the budget could go to the Mayor and Town Council.

Mark Kilban made a motion to approve the FY 24 budget as presented, Pat O'Leary seconded the motion. No discussion. Motion passes unanimously.

Jim Parker made a motion to adjourn. Seconded by Pat O'Leary. No discussion. The motion passes unanimously. The meeting was adjourned at 7:47PM.



Christopher Hannan, Chair
Weymouth Community Preservation Committee



Date