

**COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
December 6, 2012  
McCulloch Building, 182 Green Street  
MINUTES**

**PRESENT:**

Walter Flynn, Chairman  
Ed Harrington  
Christopher Hannan, Clerk  
Dan Condon, Vice Chairman  
Don Mathewson  
Helen Maloney

**ALSO PRESENT:**

Jim Clarke, Director of Planning and Community  
Development  
Kate Marshall, Economic Development Planner

**RECORDING SECRETARY:**

Christine Callbeck

**INTRODUCTION**

Chairman Flynn called the meeting to order at 7:00 PM and introduced Helen Maloney who is replacing Don Sheehan from Weymouth Housing Authority. Chairman Flynn also indicated that Donna O'Sullivan resigned her position due to her Mother's passing; so the Committee is still short one member.

**MINUTES**

Mr. Harrington made a MOTION to APPROVE the minutes of June 7, 2012. Mr. Mathewson SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Hannan and Ms. Maloney abstained.

Mr. Hannan made a MOTION to APPROVE the minutes of August 21, 2012. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED. Ms. Maloney abstained.

**EMERY ESTATE - ACCESS & PARKING STUDY & DESIGN – FUNDING REQUEST**

Mr. Clarke stated that the Emery Estate Advisory Group finished their work in July and presented their information to Mayor Kay in August. The Emery Estate Advisory Committee suggested the following:

- Improved access to Emery Estate
- Increased parking

There has been concerns provided by Emery Lane residents on Emery Lane being used more frequently.

This request is to hire a design firm to plan road and parking access at 790 Commercial Street. The proposed funding request is to be done in two phases:

- Phase 1 - the feasibility analysis
- Phase 2 - decide on a design

The cost of the Emery Estate Access and Parking Study and Design is \$90,000. The advisory group is not asking for actual funding for the work to be done, just for the feasibility study.

Mr. Clarke stated that he would like to get favorable action from CPC and move on to Town Council with the request.

Mr. Clarke stated as to the questions, is this an appropriate use of CPC funds and for the property. Mayor Kay is looking to put together a management committee for the site as well over the winter. The management committee will be proposed as an ordinance to Town Council.

Mr. Hannan stated the design would favor access at 790 Commercial Street; would the town consider widening Emery Lane? Mr. Clarke stated it is possible. Most likely Emery Lane will still be used as only emergency use/access to and from the estate.

Mr. Clarke stated the project proposes 120 parking spaces maximum. The request for funding is broken into phase 1 and phase 2.

Ms. Maloney asked doesn't the Town of Weymouth currently have someone on staff that could do this analysis? Mr. Clarke stated no; currently there is not an engineer available, and they are full out with their own tasks.

Chairman Flynn asked will there be a pedestrian access on Eden Street or just 790 Commercial Street. Mr. Clarke stated he doesn't feel Eden Street is appropriate area to bring in a full access area; just a small parking area at Eden Street.

Mr. Harrington stated he was disappointed in the previous study that cost \$35,000. It had no revenue plan and a vague review was given by the group. Emery Estate needs an outdoor tent to bring in people.

Mr. Condon stated at the first few meetings the advisory group had no idea what to do so they went to Cecil Group for input. The advisory group likes the ideas of use of function hall, open space, and community supported facility. This site can be a financial success

and the community can use the site. Mr. Condon stated that whatever the outcome for Emery Estate nothing can happen without additional parking and access to the site.

Mr. Condon made a MOTION to APPROVE the funding request for EMERY ESTATE - ACCESS & PARKING STUDY & DESIGN from the Open Space Fund and Unreserved Fund Balances. Mr. Hannan SECONDED the MOTION. Discussion.

Mr. Harrington made a SUBSTITUTE MOTION to HOLD THE FUNDING REQUEST OFF FOR A MONTH until such time as he can review materials and the proposal can be presented again. Ms. Maloney SECONDED the SUBSTITUTE MOTION. Discussion.

Mr. Clarke stated he is trying to move forward with this funding request, but if the Committee is comfortable with pushing back a month, that is fine; he does not want to pressure anyone. Mr. Clarke still wants to state that he feels this is the correct step.

Mr. Harrington stated his issue with this funding request is putting more money into the parcel before the town is even sure about what it wants to do with the Emery Estate.

Mr. Clarke agreed with Mr. Harrington's comment. Mr. Clarke stated that is why this funding request is broken into two phases so that the part with the study can be done first. Mr. Clarke stated he also agrees with Mr. Condon that nothing can be done with the Emery Estate without addressing the parking and access issues first. Mr. Clarke stated he will go back and look at the funding proposal to see if he can change it to make the CPC members happier with a new request.

Mr. Condon stated the final use of the estate will not be decided within a month's time.

Mr. Clarke stated that most people have jumped onto these ideas to utilize this site; nothing has been decided yet.

SUBSTITUTE MOTION PASSED - to delay action on funding request for one month. It was UNANIMOUSLY VOTED.

#### **ABIGAIL ADAMS SOCIETY - Pat O'Leary**

Ms. O'Leary stated on October 16, 2012, she received a call saying the Abigail Adams Birthplace had beetle damage. A lot of work has been done to the house including:

- Insulated
- Fully- sided
- Gas vents inserted
- Heating system installed
- Venting installed

Local 17 and Boston Air have donated duct work. This is a \$10,000 project all done via in-kind work. Ms. O'Leary stated she hopes the air conditioning will be done in the spring, also in-kind. The plan is for a grand opening in the spring of 2013.

Ms. O'Leary stated the SOP for the tour needs to be done by January. Chairman Flynn suggested video of the second floor be taken and shown on a monitor on the first floor, since the second floor is not accessible to the public.

## **PROJECT UPDATES**

### **WHITMAN'S POND**

Mr. Clarke reported that sediment samplings have been taken; the group met last week and gave aspects of what they are looking at. Currently the focus is on chemical treatment

The kiosk at the pond was a Boy Scout project and they are working with Mary Ellen Schloss.

### **KIBBY PROPERTY**

Mr. Clarke stated he hopes to have a conversation with Saltwater Creek neighbors soon and wrap up this project.

### **FOGG LIBRARY**

Phase 2, Windows, approximately \$150,000-\$160,000 was proposed, bid came in at \$280,000.

Sending out to bid, hoping for a better bid.

### **Invoice - D'Angelo Iron Works**

### **LEGION FIELD MEMORIAL WALL**

Mr. Clarke stated that he will get the architect to sign off on this invoice if members could sign too so that the invoice can be paid in a timely manner.

Mr. Hannan asked did Abigail Adams parents' stones get worked on yet. Mr. Clarke stated he will get an update and email the answer to Mr. Hannan.

Mr. Harrington asked has the Town of Weymouth come up with any use for the parcel that CPC purchased at Woodbine Avenue. Mr. Clarke stated no. When CPC purchased the parcel it was purchased to stay the same not for re-use.

Mr. Clarke stated Monday night at 7:00pm, the Recreation Committee is holding a meeting at Town Hall to hear about the turf study. Chairman Flynn advised the members

that CPC cannot pay for the artificial turf itself but can pay for the preparation work. Chairman Flynn also advised members that in the next CPC budget there will only be three set asides, no Recreation option.

### **NEXT MEETING**

The next meeting of the Community Preservation Committee will be held on January 10, 2013 at 7:00pm.

### **ADJOURNMENT**

At 8:20PM, there being no further business, a MOTION was made by Mr. Hannan to ADJOURN and SECONDED by Mr. Condon. It was UNANIMOUSLY VOTED.

Approved by: \_\_\_\_\_  
Walter H. Flynn, Jr., Chairman

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