

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS**

April 4, 2013

**McCulloch Building, 182 Green Street
MINUTES**

PRESENT:

Walter Flynn, Chairman
Ed Harrington
Dan Condon, Vice Chairman
George Loring
Christopher Hannan, Clerk
Pat O'Leary

NOT PRESENT:

Don Mathewson
Helen Maloney

ALSO PRESENT:

Kate Marshall, Economic Development Planner

RECORDING SECRETARY:

Christine Callbeck

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

POND PLAIN IMPROVEMENT ASSOCIATION - Request for Funding

Mr. Harrington stated that as a past president of the Pond Plain Improvement Association he felt it could possibly be a conflict of interest sitting in on the discussion today so he filed a disclosure of conflict of interest statement and received back notice that he is able to participate.

Pond Plain Improvement Association Members present were:

Philip Barthel
106 Patricia Lane

William Taylor
472 Pond Street

Patricia Fisher
35 Fisher Road

Bob Bekerian
22 Alroy Road

Mr. Barthel stated the PPIA is here to request funding to improve the building that has been there since 1923. This building was built by members as a gathering place. The building is home to:

- Boy Scout Troop and Pack 9
- Girl Scout Troops
- Dance clubs
- Drama clubs
- Square dance groups
- Town functions
- Candidates night

Two years ago the roof was damaged by a storm. PPIA has not been able to use the building as a meeting place since then.

The goal is to preserve the hall and make it handicap accessible.

Mr. Taylor stated the association started in 1908 as a betterment group in the area. It has been a continuous function hall/meeting place since it opened. Mr. Taylor stated he would like to see this building fixed and reopened.

Ms. Fisher stated she is an architect. She got involved in the project when the structural damage happened in 2011. The building is not currently handicap accessible; PPIA proposes to remove the current handicap lift, and add a side of building lift. Additionally PPIA would like to add additional toilet areas and bring them up to code and also bring the building up to ADA standards. Insulate walls; update electric, update plumbing, update lighting. Hoping to have all these materials donated. Currently there have been a lot of offers for labor and manpower donations.

The plan is to duplicate the look of the building with modern materials; keeping the building in the 1920's design and craft. Would like to replace windows with energy efficient windows; install a fire alarm system; already received a variance from the Massachusetts Architectural Access Board; building is on septic and want to change to tie into Town sewer. Also, landscaping and parking work will be done.

Chairman Flynn stated this issue needs to go to the Historical Commission.

Mr. Hannan asked is the building unusable now? Ms. Fisher stated yes. Mr. Hannan stated that the information that PPIA has about the Women Suffrage Meetings that were held in the building would be good information to bring before the Historical Commission at their meeting on 4/16/13.

Ms. O'Leary suggested to the PPIA that a written structural analysis would be a good thing to show to the Historical Commission.

Mr. Harrington stated he was additionally the former Troop Committee Chairman of the current Boy Scout Troop 9. Mr. Harrington spoke with Mr. Ramponi and was told that many Weymouth firemen are interested in helping with the work to be done at the hall.

Will there be any HVAC in the new building? Ms. Fisher stated they need someone to come forward and volunteer services.

Ms. Marshall asked PPIA members how much funding are they asking for from CPC and to talk about going out to bid. Ms. Fisher stated the project went out to bid to three Weymouth contractors. All three contractors have been interviewed. This will be Phase 1; the lowest bid for Phase 1 was \$110,000.

Chairman Flynn asked PPIA members how much funding they are asking from CPC. Mr. Barthel stated LNR is to be giving \$75,000 in mitigation monies; \$75,000 in PPIA insurance claims; \$30,000 in donation of work and volunteer work and hoping for \$80,000 from CPC.

Mr. Hannan asked is this to preserve the existing structure of the building and to bring the building to existing standards. Chairman Flynn stated yes.

Mr. Hannan made a MOTION to TAKE THE FUNDING PROPOSAL UNDER ADVISEMENT. Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Ms. O'Leary offered advice to PPIA as you incur expenses under the proposed grant application, submit invoices to the Town of Weymouth and then they get paid back.

PROJECT UPDATES

FOGG LIBRARY

Ms. Marshall stated the interim walk through for interested contractors was held; bids are due on April 17, 2013.

EMERY ESTATE

Ms. Marshall stated the walk through for interested contractors was held for the driveway and walkway/access project; 18 consultants showed up. The proposals are due next week.

Mr. Condon stated the Emery Estate Advisory Committee is getting together again on April 25, 2013 if anyone is interested in attending the meeting.

KIBBY PARCEL

This project is at a standstill; waiting on DCR to provide a plan for the lots.

ABIGAIL ADAMS BIRTHPLACE

Mr. Hannan stated that July 29, 2013 weekend will be the Grand Opening of the Birthplace. Mr. Hannan stated he would love CPC to come to the Grand Opening. Additionally, Mr. Hannan would like to host a CPC meeting at the Abigail Adams Birthplace.

Ms. O'Leary stated that the house now has hot water and the committee has decided on an alarm system.

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on May 2, 2013 at 7:00pm.

ADJOURNMENT

At 7:45PM, 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: _____