

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

March 1, 2012

Minutes

PRESENT:

Walter Flynn, Chairman
Ed Harrington
Donna O'Sullivan
Dan Condon, Vice Chairman
Colleen Kelley
Scott Dowd
Donald Sheehan
Christopher Hannan, Clerk

NOT PRESENT:

Donald Mathewson

ALSO PRESENT:

James Clarke, Director of Planning and Community
Development
Robert Luongo, Principal Planner

RECORDING SECRETARY:

Christine Callbeck

Chairman Flynn called the meeting to order at 7:00PM. Chairman Flynn stated he would entertain a MOTION to OPEN the Public Hearing and waive the reading of the notice. Mr. Sheehan made a MOTION to OPEN the Public Hearing and waive the reading of the notice. Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED.

PUBLIC HEARING

Chairman Flynn stated that Mayor Kay received two letters from the Abigail Adams Society regarding Jeff Bina, Director, Department of Public Works, thanking him for his efforts in installing a sign with the comments regarding CPC funding. Chairman Flynn thanked Mr. Bina and his crew for all their help with the sign.

Chairman Flynn stated that the CPC is required by law to hold a public hearing annually.

Chairman Flynn stated he would like to take this opportunity to acknowledge two new members; Scott Dowd, Conservation Commission and Colleen Kelley, Recreation Committee. Also, Chairman Flynn would like to recognize former member Stephen Ford for his efforts since the inception of the CPC.

The Law

The Community Preservation Act found at Massachusetts General Law Chapter 44B, as amended and as voted upon by the Citizens of the Town 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 also adopted two exemptions based upon residential use and value.

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

Budget FY13

CPC anticipates a state match of \$143,098 and a 1% surcharge estimated at \$549,955 for total FY13 estimated revenue of \$699,863.

Administrative Costs

Administrative Costs (5% maximum of FY13 total estimated revenue)	\$34,000
Recording Secretary (Approximately 15 meetings)	\$2,000
Miscellaneous Expenses	\$12,000
Salary Allocations	\$20,000

Mandatory Set Aside Reserves

- From the FY13 Estimated Revenues a minimum of 10% must be allocated to each of the following:
 1. Open Space Mandatory Set Aside Reserve \$69,986
 2. Historical Resources Mandatory Set Aside Reserve \$69,986
 3. Community Housing Mandatory Set Aside Reserve \$69,986

This year CPC is not making a budget allocation for Recreation Set Aside. The General Court is considering a change the language of the CPA regarding recreation and until that language is passed, little can be done in this area. The CPC is in no way lessening its commitment or support for recreation. If an eligible project comes before the Committee, monies will be transferred from other categories. In addition, an amount of \$181,289 for principle and interest has been included in the debt service line.

General Reserve funds not otherwise allocated are in the amount of \$274,616.

Total FY13 Expense Budget \$699,863.

At the end of each year the law requires that all restricted monies left over roll into the same category for the following year. Any Unrestricted Funds not used roll into next year's

Unrestricted Fund. CPC makes project recommendations to Mayor Kay; Mayor Kay makes recommendations to Town Council for approval.

CURRENT PROJECT STATUS

Reed Cemetery Study & Headstone Restoration/Preservation

Mr. Clarke stated that headstone restoration work is complete. The total cost was \$80,000; \$80,325 was appropriated, \$71,822.08 was expended; the balance on account is \$8,502.92.

Fogg Library Restoration (Interior)

Mr. Clarke stated the town is now embarking on the interior restoration of the Fogg Library. Town Council approved CPC funding in the amount of \$250,000 of which \$160,000 comes from exterior restoration monies that were not used. The remaining funds will come from the Host Community Agreement and State grants. They will have an architect on board by spring; anticipated opening in July 2013.

The building is intended to be used as a lending library with a special collection on the top floor (3rd floor) with special papers and special collection items. The basement will be a community public meeting space.

Herring Run Pool

Mr. Clarke stated that the Herring Run Pool was dedicated over one year ago. The area still needs an irrigation system and some minor plantings. Appropriated \$246,946; expended \$203,031, balance \$43,915.

Whitman's Pond Vegetation Action Plan

Mr. Clarke stated that over the years CPC has funded many efforts to deal with the weeds in Whitman's Pond. Recently it was decided to do a comprehensive assessment. The Conservation Commission has put together a proposal for a study of the pond. RFP's have been sent out; the proposals are back. Funds appropriated \$24,800, expended \$0, balance \$24,800.

Legion Field Memorial Wall Repair

Mr. Clarke stated CPC has allocated funds to Legion Field Memorial Wall under Phase One in the amount of \$281,000 for the brick piers, expended \$263,709, balance \$17,291.

Phase Two fencing, CPC appropriated \$250,000, expended \$202,232.97, balance \$47,767.03.

Phase Three concrete work, CPC appropriated \$200,000. This project went to bid last week. The bids came in at \$138,000. There is no recommendation as yet. Mr. Clarke stated he hopes to have the work commence within the next three weeks, with all work done in late spring/early summer.

Emery Estate

Mr. Clarke stated the purchase payment was \$1.85 million dollars. The Town took the title on August 3, 2011. The Advisory Committee is working with the consultant to do a marketing study to find the best use for the site.

Kibby Parcel

Mr. Clarke reported that the Town acquired the parcel; appropriated \$339,000, expended \$207,467.50, balance of \$131,532.50. Mr. Clarke stated that he worked with the Massachusetts Department of Conservation and Recreation on this parcel and he would like to continue the work with them. Mr. Clarke stated that he would like to see the fence come down to expand the property and the State Park. Mr. Clarke hopes to have the work completed within the calendar year.

Past Projects - Completed

Project	Expenditure
Wessagusset Field	\$ 138,281.93
Bike Racks	\$ 951.75
Woodbine Road Land	\$ 300,000.00
Mutton Lane Land	\$ 69,000.00
43 Bicknell Study	\$ 10,000.00
721 Main Street Housing	\$ 125,000.00
Tammy Brook	\$ 150,000.00
Weymouth Housing Authority	\$ 110,000.00
-new windows	
Whitman's Pond (West Cove)	\$ 24,675.00
Fogg Library Restoration (exterior)	\$1,541,704.07
Abigail Adams Birthplace study	\$ 12,000.00
Cemetery Study	\$ 12,000.00

Revenues & Expenditures

FY06 - FY12 (to date)

Total Revenues Received	\$ 5,610,517
Total Encumbrances/Expenditures	\$ 4,439,302

Application Form

Chairman Flynn stated that he is frequently asked how to apply for a CPC project. His answer is to simply go to the Planning Department and fill out an application; the application is also available online.

- Application Form/Funding Proposal
 - Contact Information
 - Project Name
 - Description
 - Purpose
 - Fiscal Year(s) Funds Needed

Mr. Condon stated that he would like to commend the Advisory Committee for the Emery Estate for their efforts. The Advisory Committee has worked closely with the consultant. Mr. Condon would also like to recognize Pat O'Leary for helping also. There is a public forum to be held on March 28, 2012 to solicit feedback and thoughts on the potential use of the site. Mr. Condon stated he hopes the meeting will be held here at the Town Council Chambers.

PUBLIC COMMENT

Pat O'Leary, Phil Smith - Building Committee, Abigail Adams House provided the Committee members with pictures of improvements done at the Abigail Adams House.

Mr. Clarke asked if there will be an open house this summer. Pat O'Leary stated they hope to have an open house in July, 2012, if all the work is completed. Mr. Smith stated they need to get all the work done before they can open the house to the public.

Mr. Sheehan stated that Paul McKlusky and Joe McKlusky, Jr. will help by donating the installation of duct work. Mr. Smith stated the union from Boston will do all the duct work for free.

Chairman Flynn stated that CPC always tries to cobble together funds with other groups to make CPC monies go further.

Mr. Hannan made a MOTION to CLOSE THE PUBLIC HEARING. Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED.

INVOICES

Chairman Flynn stated that Community Preservation Coalition dues are due once again. Chairman Flynn indicated that he does not appreciate the Coalition's stand on the pending legislation; he would like to see the language regarding recreation separated from the funding piece. Although the Coalition does provide CPC with valuable information, he is torn on should the Committee pay this invoice or not.

Ms. O'Sullivan made a MOTION to APPROVE and PAY the Community Preservation Coalition dues. Mr. Sheehan SECONDED the MOTION. Discussion.

Ms. O'Sullivan stated that she is a strong supporter of the Coalition; they can be a valuable resource for Weymouth's CPC. Ms. O'Sullivan feels the dues are well worth the money and to pay the invoice is a good idea; the Coalition provides a wealth of knowledge.

Mr. Hannan stated he appreciates Ms. O'Sullivan's opinion but it bothers him that the Coalition won't separate the two pieces of legislation because recreation is so important to the community.

Mr. Condon asked does anyone know the Coalitions priority on the legislation. Chairman Flynn stated that since the beginning, they have supported the act; open space, historic and community housing. They appear less concerned with recreation language. They said they feel they have more than enough support to pass the legislation and they will not recommend changing or separating. Mr. Condon asked should the CPC invite someone from the Coalition to a CPC meeting to discuss what they do provide and to table the pending motion for the time being.

Mr. Clarke stated it would be a good idea to table the motion and invite someone from the Coalition to the next CPC meeting.

Mr. Condon made a MOTION to TABLE the PRIOR MOTION. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Clarke stated that he will get someone from the Coalition to come to a future meeting.

Mr. Harrington made a MOTION to ACCEPT the FY13 EXPENSE BUDGET. Mr. Sheehan SECONDED the MOTION. It was UNANIMOUSLY VOTED.

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on April 12, 2012 at 7:00PM at the McCulloch Building, Whipple Center, 182 Green Street.

ADJOURNMENT

At 8:10PM, there being no further business, a MOTION was made by Mr. Condon to ADJOURN and was SECONDED by Mr. Hannan. It was UNANIMOUSLY VOTED.

Approved by:

Walter H. Flynn, Jr., Chairman

Dated: