

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
January 5, 2012
Minutes**

PRESENT:

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

ALSO PRESENT:

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

RECORDING SECRETARY:

Christine Callbeck

Chairman Flynn called the meeting to order at 7:15PM.

MINUTES

Mr. Sheehan made a MOTION to APPROVE the open session minutes of October 10, 2011.
Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Hannan
abstained.

Mr. Hannan made a MOTION to APPROVE the open session minutes of December 1, 2011.
Ms. O'Sullivan SECONDED the MOTION. It was UNANIMOUSLY VOTED.

FINANCIAL UPDATE

Chairman Flynn stated that he and Mr. Clarke met with Bill McKinney, CFO regarding the
financial numbers for FY12. A draft handout was provided which contained an up-to-date listing
of all projects. Currently the total of restricted funds available are \$377,024 which includes
\$68,645 in recreation allocation.

The revenue box is the actual revenue through FY11. The FY12 revenue listed is the budgeted
revenue. Mr. Clarke stated that if you look at the state reimbursement and the state match, the
numbers have dropped off considerably.

Chairman Flynn stated that this is a great document historically and is a resource regarding what
CPC has done.

LEGION FIELD WALL

Mr. Harrington made a MOTION to TRANSFER \$200,000 from the unrestricted fund for the final phase of the Legion Field wall restoration. Ms. O'Sullivan SECONDED the MOTION. Discussion followed.

Mr. Clarke stated that the brick piers were completed a year ago. The fence is down now and the concrete work is ready to bid. At present, Phase I is still open because the Legion Field sign still needs to be put up, after the sign is galvanized and re-painted; money is being held for that cost. Phase I \$281,000. Total Phase II costs are \$131,686; estimate was \$251,000.

Mr. Clarke recommended that the CPC allocate \$200,000 for Phase III, concrete repair; hold fence installment until April/March when concrete work is done and install fence all at one time. Security fence is up and that is under D'Angelis contract. A short extension on rental of security fence will be required. Money will be saved by doing it this way. Need commitment of funds at this point to fund this project. This work should be done by the middle of the summer.

Mr. Condon asked didn't CPC in February vote \$250,000 for Phase 2 and 3? Mr. Clarke stated yes, because CPC thought it would come in cheaper that way. In reality, it was cheaper to put concrete work in separately. Mr. Raymond suggested doing just the fence and not concrete.

Mr. Condon asked will CPC spend the \$250,000. Mr. Clarke stated no, the estimate was \$226,000 for the iron work, but the town received a great bid of \$104,000. This project should come in lower for Phase 2 and then have extra money left over for Phase 3.

MOTION PASSED. \$200,000 from Unrestricted Fund. It was UNANIMOUSLY VOTED.

Mr. Sheehan made a MOTION to APPROVE Fogg Library Phase 2 Interior Renovation in the amount of \$160,295.93. Mr. Condon SECONDED the MOTION. Discussion followed.

Ms. O'Sullivan asked is this under historic preservation. Mr. Clarke stated the proposal gives CPC the reasons for the requested funds. The memo from the mayor to Town Council and CPC gives overview of what the plan is for the library.

Mr. McLean stated the top floor is intended to house special collections pertinent to the history of the town of Weymouth, which will be accessible to all residents and historians. The main floor will remain a library for the south Weymouth area with a small lending collection and a children's area. The basement floor will be a meeting space and kitchenette area for the community for such events as book clubs, Boy Scout meetings, and meetings of committees or commissions. The mixed use which will enrich the library and the Columbian Square. The library will have additional parking and an elevator.

Mr. Clarke stated renovation work will consist of three areas:

- Window restoration

- New parking in north east corner of the lot
- Clean up of the site

Cost and funding estimated at \$850,000. There are three funding sources; Southfield mitigation, \$400,000; CPC, \$250,000; and Historic/Cultural Grants, \$200,000.

Mr. Clarke stated that he would like to see this moved forward to the Mayor and Town Council. Mr. Clarke would like to get Southfield and Mitigation funds secured, get architect, and start work this fall; work completed for FY14.

Also needed are

- HVAC, \$60,000
- Boiler, \$6,000
- Plaster interior walls
- Repair damaged ceiling
- Restored and upgraded woodwork
- Repair windows
- Refinish floors, carpet, and seating
- Install elevator/lift

This is a National Register building; they need to review all plans and approve them.

Mr. McLean stated that Mr. Burton is also donating his artwork for display on the first floor.

Mr. Hannan asked was the exterior work all good, was it worth the efforts? Mr. Clarke stated yes, just need to do the windows and doors.

Mr. Sheehan asked what the timeline is. Construction will start in fall of 2012. When is it expected to end? Mr. Clarke stated it is hoped to open the library in July, 2013, which is FY14.

Mr. Harrington stated CPC spent a lot of money on the exterior and last year lots of snow was dumped at this space. He would like a commitment from the Town that they will not ever dump snow at this location again. Mr. Clarke stated that he will advise the Mayor and the DPW.

MOTION PASSED. It was UNANIMOUSLY VOTED.

Mr. Sheehan made a MOTION to APPROVE Mayor Kay's ALLOCATION of \$89,704.07. Mr. Condon SECONDED the MOTION. Discussion.

Mr. Condon asked is there a commitment from Mayor Kay to keep this library open? Mr. McLean stated yes, 20 hours per week and the meeting room in the basement will be open from Monday through Thursday.

Mr. Condon stated access to parking should be a focus; whatever amount of spaces can be added is helpful, people will go there. Mr. Clarke stated there was a reuse committee a few years ago

and they thought about renting the top floor to make income, but it was decided to not go forward with that now. Mr. Harrington asked where the proposed parking is. Mr. Clarke stated off of Torrey Street. Chairman Flynn asked how many handicap parking spaces the town needs to provide. Mr. Clarke stated more than one but he is not sure.

MOTION PASSED. It was UNANIMOUSLY VOTED.

EMERY ESTATE

Chairman Flynn stated he has a request to fund debt service for FY12 interest payment due on March 15, 2012 in the amount of \$24,392.57.

Mr. Condon made a MOTION to APPROVE payment of debt service to the Emery Estate in the amount of \$24,392.57. Mr. Hannan SECONDED the MOTION. Discussion.

Mr. Hannan asked what the amount of payment for next year is. Chairman Flynn stated \$251,275. Mr. Clarke stated that is less than what was stated in June. The town was able to bond more projects together to lower the payment amounts.

MOTION PASSED. It was UNANIMOUSLY VOTED.

PROJECT UPDATES

Abigail Adams Society

Pat O'Leary stated the contractor is Essex Restoration. All the windows were removed. The glass was re-glazed and reinstalled. The rear door had extensive beetle damage. The retaining wall had complete repairs. The front door had termite damage. There was a site meeting on December 28, 2011; all within the budget of the project. They propose a site sign; approximately 3feet x 4feet; should be there for 3 to 3.5 years.

Mr. Harrington asked, will all trades get their signs up for recognition. Pat O'Leary stated yes, and they are all listed on the AAS website also.

Kibby Parcel

Mr. Clarke stated he is still setting up meetings that did not happen in December; hopes to set up meetings with the next 45 days.

Brad Hawes

Mr. Clarke stated the Conservation Restriction was sent to the state last month.

Emery Estate

Next meeting of the committee is January 19, 2012; this is their first meeting.

Whitman's Pond Association

Mr. Clarke stated the RFP draft has been sent to the working group. Within a few weeks it should be out on the street.

Conflict of Interest Form

Mr. Clarke stated all members need to sign all documents

OTHER BUSINESS

Public Comment

**Paula Mine
Caretaker
North Weymouth Cemetery**

Ms. Mine asked has anything been proposed regarding the Abigail Adams parent stones restoration, because Abigail's mother's stone is falling apart and pieces of the stone are in her office.

Mr. Clarke stated he has been dealing with Debbie. He needs additional backup information. CPC members were concerned with back up information, or lack thereof, regarding existing members of the family.

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on February 2, 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:
