

**COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
August 21, 2012  
MINUTES**

**PRESENT:**

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

**NOT PRESENT:**

Donald Mathewson

**ALSO PRESENT:**

James Clarke, Director Planning and Community  
Development

**RECORDING SECRETARY:**

Christine Callbeck

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

**PROJECT CLOSEOUTS**

Mr. Clarke stated he has reviewed several projects that have been completed and recommends closing out the projects and transferring the remaining funds into the Unrestricted Fund. His recommendations are as follows:

1. Legion Field Memorial Wall - completed work on wall for just under \$567,000. All three contractors did good work. \$731,000 was allocated. Mr. Clarke recommends that \$164,252.44 be transferred back to the Unrestricted Fund. It was suggested that anti-graffiti material be placed on the wall and iron. The Town was given extra paint to clean and repaint areas, so it does not appear necessary to go forward with the anti-graffiti materials. Mr. Hannan made a MOTION to TRANSFER the remaining funds back into the Unrestricted Fund. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED.
2. Reed Cemetery - project was awarded \$80,325 for repair and stabilizing. The work was completed; remaining balance is \$3,002.92. Ms. O'Sullivan made a MOTION to TRANSFER remaining funds back into the Unrestricted Fund. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED.

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3. Herring Run Pool Park - this project is a partial closeout. This project was funded for \$246,946, the source was split \$123,473 between the Recreation and Open Space accounts. There is \$40,309.53 remaining in the account. Vandals have taken apart several sections of the retaining wall. DPW will repair the wall but Mr. Clarke suggested CPC pay for materials from this account. Mr. Clarke further recommends that the CPC transfer \$30,000 back into the Unrestricted Fund and leave the remaining balance until the repairs are completed. Intent is to repair the damage and possibly set up a security camera at the site. Mr. Sheehan asked if a concrete retaining wall should be put in so this vandalism doesn't happen again. Mr. Clarke stated in theory these blocks self-lock so this should not happen. Mr. Clarke will check with DPW and perhaps concrete capstones on top would be the solution. Chairman Flynn asked has the issue of water to the site been resolved yet. Mr. Clarke stated no, but DPW said they will put in a water line. Mr. Sheehan made a MOTION to TRANSFER \$30,000 back into the Unrestricted Fund and leave the remaining balance until the repairs are completed. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED.
4. Fogg Library Renovation - Mr. Clarke stated that he went to CPC and Town Council with an estimate on the interior of Fogg Library Renovations in the amount of \$850,000; hoping to receive grants from Massachusetts Historical Society in the amount of \$100,000, Massachusetts Cultural Society in the amount of \$100,000, Host Community Agreement in the amount of \$400,000 and the CPC in the amount of \$250,000. Town Council approved \$400,000 and \$250,000. The cost estimates came in at \$1.6 million. The architect did more accurate measurements and estimates and they also added HVAC, where staff had not added those amounts. Also more exterior work to be done with parking and changes to the main entrance to the library which will now be where the current Children's Room is. The site is not eligible for a Cultural Council Grant because the building isn't big enough. Massachusetts Historical gave \$40,000; not the \$100,000 that was requested. New windows are going out to bid in the fall. Mr. Clarke stated he will look to HUD and CDBG monies for handicap elevator, parking spaces and entranceway; could all be paid with CDBG monies. Currently there is a \$560,000 deficit. CPA \$360,000 and Host \$200,000. Initially the Town Council vote was \$430,000 for exterior work when used by people in South Weymouth Square. Can use funds allocated for Columbian Square improvements. Mr. Rob MacLean stated that the basement will have a nice kitchen area and meeting rooms which can also serve as function rooms; first floor - main floor will be library; and the second floor will be special collections. The outside of the library incorporates nicely with the square. Chairman Flynn stated that the windows were not addressed initially. The wood racks for books will be refurbished so there is a still lot of historical context within the building; there will be a climate control room to maintain the historical documents; third floor will be restored to how it was. Mr. Clarke stated George Lane advised him to tell CPC to keep wording on the motion fairly generalized and broad. Mr. Clarke stated that if the total cost of the project is \$1.6 million and CPC's portion

is \$600,000; that is 40% of the project. The Town is trying to create more than a branch library; trying to create meeting space and make building useful. Ms. O'Sullivan stated that she just wants back-up for why CPC were used funds for this project. Mr. Clarke stated that the only piece in question would be the two meeting rooms in the basement. Mr. Condon stated the difference in price was explained well tonight, however it will not transfer well to the newspapers. Mr. Condon questions if there is another shortfall with funding, what will CPC do? Mr. Clarke stated that the exterior came in under budget and he anticipates this interior price is good. This will go to a public hearing at Town Council. Mr. Clarke will give a more lengthy discussion at the public hearing. Mr. Harrington asked are there any other applications on the back burner or coming up from any other entities that CPC should be aware of before voting on this project. Mr. Clarke stated no; just rumors of applications to come. Mr. Clarke stated that if the Committee wants it could take all the monies out of Unrestricted Funds.

Mr. Condon made a MOTION to ALLOCATE \$360,000 from the Unrestricted Fund to close funding for the Fogg Library. Mr. Shanahan SECONDED the MOTION.

#### **Discussion.**

Mr. Harrington asked how many square feet is the Fogg Library and how much total funding has CPC put into the building. There is a lesson in this, he said, for the future when CPC is asked for funding for old buildings. VOTE: It was UNANIMOUSLY VOTED.

### **PROJECT UPDATES**

#### **Abigail Adams House**

Mr. Hannan stated the electricity is all hooked up but not turned on just yet. It will be on as soon as possible. The new siding has gone up, next week the natural wood will be up. Windows are done; hoping to re-open the building on November 11, 2012 which is Abigail Adams birthday.

#### **Kibby Property**

Mr. Clarke stated he walked the property with representatives from the Department of Conservation and Recreation. Plan is to put in a stone dust path, add picnic tables and additional parking; additionally, within the next couple of weeks, DCR will mow the lawn. DCR indicated that they are interested in doing a lot of the work themselves. Mr. Clarke advised the Committee that there is still \$130,000 left on this project.

Chairman Flynn stated that a citizen has asked that a plaque be erected to recognize that the parcel was donated by the Kibby Family. Mr. Clarke stated this will be done.

### **OTHER BUSINESS**

Chairman Flynn stated that next year per the Community Preservation Coalition, Recreation and Open Space will be a combined category.

The ribbon cutting ceremony at Legion Field could be the week after Labor Day, from 4:00PM-5:00PM.

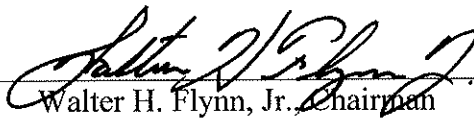
### **NEXT MEETING**

The next meeting of the Community Preservation Committee will be held on October 4, 2012 at 7:00pm.

### **ADJOURNMENT**

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

Approved by: \_\_\_\_\_

  
Walter H. Flynn, Jr., Chairman

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

12/6/12