

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

May 3, 2012

MINUTES

PRESENT:

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

NOT PRESENT:

Scott Dowd

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 and stated Mr. Dowd would not be present.

**DISCUSSION with STUART SAGINOR, EXECUTIVE DIRECTOR,
COMMUNITY PRESERVATION COALITION**

Mr. Saginor stated that as of last year the CP Coalition is ten (10) years old. Mr. Saginor stated he would review the pending legislation. The Coalition is a non-profit developed from seven other non-profits; with a 15 member steering committee.

Also present with Mr. Saginor was Thomas Callahan, Executive Director of Massachusetts Affordable Housing Alliance (MAHA). Mr. Callahan stated MAHA works with homebuyer's pre- and post-purchase.

Mr. Saginor stated the Coalition offers:

- Technical assistance
- Web site
- Advocacy work on Beacon Hill
- Advocate proactively for changes Community Preservation Committees request
- CPA advocacy (amendments to the act), such as historic assets, procurement, documents
- Regional CPA conference and training
- Assistance with CPA adoption and education

- 148 communities have adopted the CPA
- Daily updates to the web site with information regarding legislation and changes

The CPA took 14 years to get passed and written. Last year marked the 10th year anniversary; there was a celebration with 60-70 senators and representatives present it; was a turning point for CPA. Cities have not been quick to adopt the CPA.

CPA Achievements

- Open space - 14,900 acres of open space
- Historic - 2,480 appropriations to repair and restore
- Housing - 5,079 units created or supported
- Recreation - 729 projects

CPA is not very useful in the Recreation category because of the wording. In FY12, over \$1 billion dollars was raised for CPA projects.

Purchase of open space for habitat, land protection:

- Purchase scenic view
- Passive recreation
- Safeguard birds and fish
- Biomap 2 - interactive map

CPA acquisition of land:

- Property must be permanently protected
- Need Conservation Restriction for open space, historic or housing
- Approve by State filed at Register of Deeds
- Third party must hold the Conservation Restriction

CPA Challenges:

- Trust matching
- Recreation category
- Lack of cities in program

Mr. Hannan stated wouldn't the change in the recreation category bring in more cities to the CPA. Mr. Saginor stated yes, all three items would help bring in cities. Mr. Saginor stated cities have found it hard to try to pass CPA; very few cities are willing to give even a 1% surcharge to get into the program.

Mr. Saginor stated that CPA trust fund money comes from the fees at the Registry of Deeds. When a person records a mortgage or deed it costs a \$20 fee. That entire fee goes to the CPA trust fund. By law all that can be done with the money is pay the match in

October to towns/cities that have signed on to the CPA. For the first six years towns and cities were receiving 100% match for their dollar, now it is a different case. Then the match decreased 22% which resulted in less money for projects. Many communities have voted to revoke the CPA due to the drop in matching funds and lack of funds. If the match and percentage continues to drop, more communities will revoke the CPA.

Recreation Category:

CPA allowable usages chart (handout):

- Acquire
- Create
- Preserve
- Support
- Rehabilitate/restore

In the beginning CPA was for new initiatives. Mr. Saginor stated he would like to see a "yes" in the box for recreation land. It is not easy to convince legislature to change the wording on recreation. CPA is for new stuff, not to fix old stuff.

Legislature had a great idea on a funding source, increase the fee at the Registry of Deeds by \$5, \$10, or \$15 per transaction. Then they came back with another alternative idea; supplement \$25,000,000 from the net consolidated surplus fund. They agreed to make this an annual event beginning with FY13.

The total local surcharge is \$85,000,000. The 100% match was never a design of the CPA. Almost all State programs are match programs; 50% was the intended goal of the CPA. Next year CPA could be close to the intended 50% match.

Mr. Saginor stated that Weymouth has always been a big advocate for the Recreation piece of the legislature. The legislature was not happy about pulling apart the two issues, so they were kept together. The Recreation piece alone would be great but without the trust fund there would be a lot of pressure because the money would be low.

PUBLIC COMMENT/QUESTIONS

Anne Hilbert

Ms. Hilbert asked was the CPA originally set up for nine members. Mr. Saginor stated yes, up to nine members. Five of the nine are required by statute; they are historic, parks/recreation, planning department, conservation, and housing. The other four members are community members appointed by the Mayor.

Mr. Clarke stated in the first ten years when CPA was first passed, Weymouth CPC used the CP Coalition web site all the time and talked to Coalition staff on the telephone all the time as well. CP Coalition has been quite a help to staff.

Ms. O'Sullivan stated with the purchase of the Emery Estate the Conservation Restrictions are going to be intense. Ms. O'Sullivan stated she is a strong supporter of the CP Coalition.

Mr. Saginor asked if members could let their feelings on the legislation be known to Senator Hedlund as soon as possible because they are making their decision in the next week.

Mr. Hannan stated the recreation piece is the big piece; but he gives credit that the other funding is coming along. Recreation is a key piece for Weymouth.

Ms. Kelley stated she is very happy about the recreation component of the legislation; it will go a long way to help get the parks fixed up. Ms. Kelley stated she is pleased with it and looks forward to it passing. Mr. Saginor stated it makes sense to fix up what the towns have already before building new. This is smart growth legislation.

PROJECT UPDATE

Legion Field Memorial Wall

Mr. Clarke stated this project is moving ahead with some minor changes. Mr. Clarke stated a whole section by the gate had to be taken down to do a full repair; will cost additional \$10,000. Anticipate work to be done in early June 2012. Within two weeks should be at the gate entrance way. Mr. Clarke is coordinating with the mason to get the iron work back in place.

Herring Run Park

Mr. Clarke reported still need water to the site and to replace the fruit trees with regular non-fruit bearing trees. The Rotary Club has volunteered to remove and replace the trees; this work will be done tomorrow.

Fogg Library

Mr. Clarke stated the Construction Steering Committee has approved McKinnell, McKinnell and Taylor as the architects for the project. The first meeting will be held next week. Mr. Clarke stated that by mid June the Town will know if it received the Massachusetts Historical grant.

Emery Estate

Mr. Condon stated that the last meeting of the Emery Committee was held on April 25, 2012. The committee decided to try to digest the public comment that has been made on what to do with the use of the house and the land. The ideas are starting to come together. The next meeting is next Thursday, here at 7:00pm; everyone is invited. Mr.

Harrington asked is there still a question about using the house. Chairman Flynn stated this is an advisory committee to Mayor Kay. They will form ideas and advise the Mayor of what they came up with as proposed uses for the house and land.

OLD BUSINESS

CP Coalition Annual Dues Invoice

Chairman Flynn stated he will entertain a motion to pay the invoice for the CP Coalition.

Ms. O'Sullivan made a MOTION to PAY the CP Coalition Annual Dues in the amount of \$2,500. Mr. Sheehan SECONDED the MOTION. The motion passed on a 7-1 vote. Mr. Hannan voted no.

Ms. Pat O'Leary stated that the electrical work has been done (and it was donated) at the Abigail Adams Birthplace.

NEXT MEETING

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

ADJOURNMENT

At 8:50PM, 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: _____