

**COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
May 2, 2013  
McCulloch Building, 182 Green Street  
MINUTES**

**PRESENT:**

Walter Flynn, Chairman  
Ed Harrington  
Christopher Hannan, Clerk  
Pat O'Leary  
Don Mathewson  
Helen Maloney  
Steve Reilly

**NOT PRESENT:**

Dan Condon, Vice Chairman  
George Loring

**ALSO PRESENT:**

Jim Clarke, Director of Planning and Community  
Development  
Kate Marshall, Principal Planner

**RECORDING SECRETARY:** Christine Callbeck

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

**PROPOSAL BY WEYMOUTH HOUSING AUTHORITY**

Michael Flaherty, Director of Weymouth Housing Authority

Mr. Flaherty stated that the building being discussed was formerly a day care center and WHA would like to replace it with handicap accessible housing units. The plan is to demolish what has become a blight on the community and replace it with new buildings. The request for funding is to demolish and rebuild as handicap housing units.

Ms. Maloney stated that she is the appointee for the Weymouth Housing Authority as a commissioner, and the plan is to build four (4) handicap accessible units for veterans. The property is on the Joseph Fern side; the abutters shouldn't have a problem.

Mr. Harrington asked is this project exclusive to veterans or could anyone move in. Mr. Flaherty stated certainly for veterans first but will not preclude anyone. There will be two two-bedroom units and two three-bedroom units.

Mr. Clarke asked Mr. Flaherty to discuss the other funding sources. Mr. Flaherty stated that the DHCD has advised that if the Town of Weymouth can fund a portion then DHCD will also fund a portion. Mr. Flaherty stated he would like to see the Town of Weymouth

and DHCD co-partner this request. Mr. Clarke stated if CPC goes forward then WHA will apply to DHCD. Mr. Flaherty stated yes, it should help further their interest. Chairman Flynn asked Mr. Clarke if he had checked Munis to see the CPC balances. Mr. Clarke stated yes; approximate balance of \$200,000 in Housing Set Aside.

Mr. Hannan stated that the cost estimates are at \$400,000: is this for the full demolition and reconstruction. Mr. Flaherty stated yes, but they are still just estimates.

Ms. Maloney made a MOTION to APPROVE the funding request from Weymouth Housing Authority in the amount of \$200,000 for the demolition and construction of four (4) fully compliant handicap accessible units; monies to be taken from the Community Housing Set Aside. Mr. Reilly SECONDED the MOTION. Discussion.

Ms. Maloney stated WHA will go to DHCD for the balance on the project of \$200,000.

Mr. Hannan asked Mr. Flaherty if WHA only gets \$200,000 from CPC where will they try to get the other half. Mr. Flaherty stated WHA will petition DHCD for the other \$200,000 and if WHA does not receive the match from DHCD it may change the plans to become a two (2) unit development.

Chairman Flynn made an AMENDED MOTION to APPROVE the funding request from Weymouth Housing Authority in the amount of \$220,000 for the demolition and reconstruction of four (4) fully compliant handicap accessible units; monies to be taken from the Community Housing Set Aside. Ms. O'Leary SECONDED the MOTION. THE MOTION PASSED ON A 6-1 VOTE. Mr. Hannan voted no.

### **POND PLAIN IMPROVEMENT ASSOCIATION'S FUNDING REQUEST**

Chairman Flynn stated that the Historical Commission met and deemed the structure at 330 Pond Street of historical significance as was requested from CPC at the April 2013 meeting.

Mr. Clarke stated PPIA is ready to move forward with this project.

Mr. Harrington disclosed that he has been a member of the PPIA for over 20 years; he is the former treasurer of the association; also the former treasurer and chairman of the Boy Scout Pack 9. Mr. Harrington had his own legal counsel check with the ethics commission and they advised him to disclose this information and file this information and now he is free to vote on the matter.

Mr. Hannan asked what the amount of the request from PPIA is. Ms. Marshall stated the total funding request amount from PPIA is \$80,000.

Ms. Maloney made a MOTION to ACCEPT the funding request from the Pond Plain Improvement Association in the amount of \$80,000 for improvements to the building

located at 330 Pond Street; monies to come from the General Reserve Fund. Mr. Harrington SECONDED the MOTION. Discussion.

Mr. Hannan stated he is happy that the Historical Commission has ruled 330 Pond Street a historical building and additionally he is very excited that CPC is donating to this funding request.

**Ms. Anne Hilbert**

Ms. Hilbert asked who owns the building at 330 Pond Street. Chairman Flynn stated PPIA owns it. Ms. Hilbert asked who they are. Chairman Flynn stated they are a chartered, non-profit entity.

MOTION PASSED. It was UNANIMOUSLY VOTED.

**MINUTES**

Mr. Hannan made a MOTION to ACCEPT the minutes of October 10, 2012. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Hannan made a MOTION to ACCEPT the minutes of December 6, 2012. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Hannan made a MOTION to ACCEPT the minutes of January 10, 2013. Ms. O'Leary SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Hannan made a MOTION to ACCEPT the minutes of February 14, 2013; with the correction that Ms. Maloney was present at the meeting. Mr. Reilly SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Hannan made a MOTION to ACCEPT the minutes of April 4, 2013. Ms. O'Leary SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Chairman Flynn reminded that *Roberts Rules of Order* indicates that the minutes should be a record of the proceedings and need not be a verbatim record.

**PROJECT UPDATES**

**Kibby Parcel**

Ms. Marshall stated currently the Town is waiting on DCR; they are supposed to report back to the Planning Office with their conditions.

Mr. Hannan asked will DCR do the ongoing maintenance to the parcel. Mr. Clarke stated yes, that is the plan. It will all be one park; the fence is going to come down and a plaque will go up in recognition of the donation of the land.

### **Fogg Library**

Mr. Clarke stated this project went out to bid; received a good response. Lowest bidder was \$1.4 million (which was at budget). Currently the town is moving forward to sign contracts with Northern Construction and finish off the site work. Mr. Rob MacLean, Library Director has sent a letter to Massachusetts Historical Commission to see if any other funds are available. The work on the interior should begin this month; anticipate work done by the end of the calendar year.

Mr. Hannan asked could the building be occupied by early 2014. Mr. Clarke stated yes.

Ms. Maloney asked how much money has been spent on Fogg Library. Mr. Clarke stated \$1.6 million two years ago and now \$1.6 million for a total of \$3.2 million.

Mr. Harrington asked if when this building is finished will it continue to become a snow dump. Mr. Clarke stated no; DPW has been made aware of the complaints.

### **Emery Estate**

Ms. Marshall stated ten proposals from reputable firms were received at the Planning Office; staff divided up the proposals and reviewed them. The bid was awarded to S&B of Boston at a total project cost of \$81,000.

### **Legion/Pingree Turf Design**

Mr. Clarke stated that the Town is working on the project scope; one draft of the scope is done and the final draft is in the works. Mr. Clarke stated he hopes to submit proposals in May, select in June and get going on the work in July.

### **North Cemetery - Smith Stones**

Ms. Marshall stated that Paula Mine sent a note that stated Donna is working on the stones. Donna hopes to be done by the end of next month. Ms. Mine stated she would like to come to a CPC meeting soon to give an update on the stones.

Ms. O'Leary asked is there any plan to remove the large tree stump. Mr. Clarke stated no; he is concerned with the slope of the land. It might be better to let it just decay.

### **OTHER BUSINESS**

Chairman Flynn stated next Thursday night Mr. Clarke and Mr. Flynn have to appear before the Town Council Budget Management Committee. Two items for discussion will be:

1. The State match is 26%; the way the housing market is going the match may increase to 28%.
2. What is the Committee's opinion to the state match? Chairman Flynn stated his opinion is its free money. At the end of FY13 if there are excess revenues in the Commonwealth those monies will be allocated in the same way as the trust fund on 11/15. When monies are allocated in a FY and provided in another FY the state needs a decision to put monies into the account. Will CPC get a portion of those revenues? Probably.
3. Surcharge is 1%; has CPC discussed raising this percent? Chairman Flynn stated he has no real opinion on the matter.
4. Salary allocations of \$20,000 - to where. Chairman Flynn states it goes to the General Fund.
5. Recreation Budget is at \$0 in FY14 because Recreation has been combined with Open Space
6. Is the Debt Service amount all Emery Estate; answer yes.

### **NEXT MEETING**

The next meeting of the Community Preservation Committee will be held on June 6, 2013 at 7:00 P.M.

### **ADJOURNMENT**

At 8:00 P.M., there being no further business, a MOTION was made by Mr. Hannan to ADJOURN and SECONDED by Ms. Maloney. It was UNANIMOUSLY VOTED.

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

Walter H. Flynn, Jr., Chairman

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