

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

**April 12, 2012**

**MINUTES**

**PRESENT:**

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

**NOT PRESENT:**

Christopher Hannan, Clerk  
Scott Dowd

**ALSO PRESENT:**

James Clarke, Director of Planning and Community  
Development

**RECORDING SECRETARY:**

Christine Callbeck

Chairman Flynn called the meeting to order at 7:00PM and stated Mr. Hannan and Mr. Dowd would not be present.

**MINUTES**

Mr. Condon made a MOTION to ACCEPT the Open Session Minutes of January 5, 2012. Ms. O'Sullivan SECONDED the MOTION. It was UNANIMOUSLY VOTED.

**COMMUNITY PRESERVATION STATE MATCH**

Chairman Flynn stated the State's portion of the budget came in lower than anticipated; only 22%. Accordingly, the budget needs to be revised. Chairman Flynn advised members what was received:

**Revenue**

Estimated 15 surcharge	\$549,955
Estimated State match	\$120,990
Investment income	\$ 5,000
Estimated Interest/Penalties	<u>\$ 1,000</u>
Total	\$676,945.

**Proposed Budget**

Admin Costs	\$ 33,845
Open Space	\$ 67,695

Historic Resources	\$ 67,695
Community Housing	\$ 67,695
Recreation	\$ 0
Debt Service	\$183,580
General Reserve	<u>\$256,435</u>
Total	\$676,945

Chairman Flynn stated he is not sure that the Community Preservation Coalition will ask to sever the language in the bill. Stuart Saginor has been invited to the next CPC meeting. Chairman Flynn recommended the Committee not take action on the Coalition dues invoice until after it hears from Stuart Saginor at the next meeting. Members agreed to wait until next month on the invoice.

Mr. Sheehan made a MOTION to REVISE THE BUDGET to reflect the actual amount to be received from the State. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED.

#### **REQUEST FUNDING TO REPAIR SMITH GRAVESTONES by NORTH CEMETERY ASSOCIATION**

Ms. Debbie Sullivan and Ms. Paula Mine presented the CPC with a funding proposal for the Smith gravestones at Old North cemetery. Ms. Sullivan stated she feels the stones are in terrible condition. The front is delaminating; the wording is coming off. Reverend Smith was 49 years as the Pastor at First Church in Weymouth. Ms. Sullivan stated that she feels the Town owes it to his dedication to the Town to repair the stones.

Mr. Clarke asked what the anticipated repair is going to look like. Ms. Sullivan stated that Donna Walchovi will build the staging and whatever pieces can be put back on she will do so and fix the stone and preserve it so it will not happen again. Ms. Mine stated she would hate to see money spent to fix the stones and then have the trees ruin the work that was done. Ms. Mine asked if the surrounding trees that are causing damage could also be removed. Mr. Clarke stated he feels this is a good use of CPC funds.

Mr. Harrington asked if the stones are historically significant and deserving of CPC funds. Mr. Clarke stated yes, these are at the top of the list. Chairman Flynn stated that tours of the house will include a trip up to see these stones, the parents of Abigail Adams Smith.

Chairman Flynn suggested to Ms. Sullivan and Ms. Mine to always suggest looking beyond the normal limits, he suggested adding the third stone to the funding proposal now instead of later. Ms. Sullivan stated that she feels that these two stones need to be done now but the third can be done later. Ms. Mine asked does the Committee want an estimate for the third stone. Chairman Flynn stated yes, please come back with cost estimates for the third stone.

Mr. Harrington made a MOTION to APPROVE the funding proposal for the Reverend and Mrs. Smith gravestones in the amount of \$11,300. Mr. Sheehan SECONDED the MOTION. It was UNANIMOUSLY VOTED.

### **REQUEST FOR FUNDING ABIGAIL ADAMS HISTORICAL SOCIETY**

Pat O'Leary  
999 Commercial Street

Phil Smith  
Board of Directors

Steve Gould  
11 Abbotts Way

Judy Alukonis  
President AAHS

Ms. O'Leary stated this funding request will allow AAHS to bring the Abigail Adams Birthplace back to its original look. Mr. Smith stated it will bring it back to its original non-colored siding.

Mr. Condon asked why it is \$6,000 in contingency. Ms. O'Leary stated it is an estimate of 10%. Mr. Condon asked what the signage plan through the Town is. Ms. O'Leary stated she is looking to get something more unique; she would like to get a hologram. Ms. O'Leary stated she will work with the Public Works Department on where to place the signs and make sure that they conform to Town rules for signage.

Chairman Flynn stated that the CPC funding capacity may not be too deep at the moment. Mr. Harrington asked Mr. Clarke if he is aware of any other projects that are to come before CPC that the Committee may be unaware of at the moment. Mr. Clarke state yes; Pond Plain Association wants funding for a proposal; Back River Trail; Emery Estate and the Landing Smelt Run.

Ms. O'Leary stated that she has spoken with Jody Lehrer and asked if AAHS can apply for Community Development Block Grant (CDBG) funds for this project as well. Mr. Clarke stated regarding the signage; coordinate with the Town on the look of the sign; glad to have AA Birthplace distinctive but it needs to tie in with the whole meeting house district theme.

Mr. Condon made a MOTION to APPROVE the funding request in the amount of \$58,600 for AAHS for ongoing restoration to the Abigail Adams Birthplace. Mr. Sheehan SECONDED the MOTION. It was UNANIMOUSLY VOTED.

## **PROJECT UPDATES**

### **Legion Field**

Mr. Clarke stated the work started today.

### **Emery Estate**

The next meeting of the working group is on April 25, 2012.

### **Fogg Library**

Currently they are reviewing architect submittals for Phase 2. Hope to have an architect on board by end of next month.

### **Herring Run**

Still need to get water to the site and trees done in the spring.

Mr. Harrington asked is the Emery Estate being used by any town officials. Mr. Clarke stated yes, two individuals; Mr. John MacLeod from the Building Department and Mr. John Barker from DPW and School Department.

Mr. Condon invited all members to come to the next Emery Estate Committee meeting and thanked Mr. Clarke and Mayor Kay for what they put on for the Open House; 5,000 residents attended. Mr. Condon stated great ideas came out of the last meeting.

Ms. O'Sullivan asked Mr. Clarke if there is any more information to report on the Kibby access road. Mr. Clarke stated that the person he was working with from the State is no longer helping him so now he needs to get a new contact person.

Chairman Flynn asked where CPC stands with the Deed Restriction at Brad Hawes.

Mr. Harrington asked about the Deeds Restriction at Woodbine Road?

Mr. Clarke stated that when the Brad Hawes DR comes back from the State the Planning Department will start on the Woodbine Road one.

Mr. Condon asked does Emery Estate need a Deed Restriction. Mr. Clarke stated yes.

Mr. Condon asked what happened with the Back River Trail proposal. Mr. Clarke stated it was tabled because of funding.

Ms. Kelley asked what ever happened with the basketball courts proposal at Wessagusset. Chairman Flynn stated Mr. Ford withdrew the proposal. Mr. Clarke stated the

Committee was concerned with the neighbor's opinions. Chairman Flynn stated the proposal was discussed at CPC but never fully presented.

Mr. Harrington stated there is a Notice of Intent with Conservation Commission for Zero Oak Street; 99,000 square feet, 85,000 of it are wetlands. Is it an appropriate use of CPC funds to try to obtain the parcel of land for open space for the Town?

### **NEXT MEETING**

The next meeting of the Community Preservation Committee will be held on May 3, 2012 at 7:00pm.

### **ADJOURNMENT**

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

Approved by: \_\_\_\_\_  
Walter H. Flynn, Jr., Chairman

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