

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
January 7, 2016
MINUTES**

PRESENT: Walter Flynn, Chairman
Christopher Hannan, Clerk
Dan Condon, Vice Chairman
Pat O'Leary
Karen Johnston
Ed Harrington
Helen Maloney

NOT PRESENT: Donald Mathewson
George Loring

ALSO PRESENT: James Clarke, Director Planning & Development
Kate Marshall, Economic Planning & Development

RECORDING SECRETARY: Christine Malloy

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

CONFLICT OF INTEREST LAW – handout

Ms. Marshall asked all members to read, sign and hand in to staff as soon as possible.

NORTH STREET HOUSING PROJECT/FATHER BILL'S

- Nicole Fitzgerald

Ms. Fitzgerald, Vice President of Asset Management for Father Bill's explained this house has been shelter and housing for folks since the early 1980's. This is a request for funding for an affordable housing project at North Street. Ms. Fitzgerald stated generally 30% of a person's income equals their rent. Some of the work needed on this project include:

- Masonry
- Bulkhead
- Fence around dumpster
- Upgrade electrical

Ms. Fitzgerald stated it would be nice to get a price to get all the work done at once; but could do work in stages.

Mr. Condon asked is this house on Weymouth's listing of affordable housing. Mr. Clarke answered yes.

Mr. Condon asked Ms. Fitzgerald if she has had conversation with the abutting neighbors. Ms. Fitzgerald stated no; she has looked at this as a refurbishment.

Ms. Maloney asked Ms. Fitzgerald to prioritize the refurbishment items. Ms. Fitzgerald put them in the following priority order:

- Electrical
- Sprinkler
- Fire alarm
- Plumbing
- Front egress
- Columns in basement
- Fire rated doors

Chairman Flynn asked can Town of Weymouth have any preference on who is housed here. Ms. Fitzgerald answered yes, because this house is not federally funded.

Mr. Harrington asked the house manager, what if he gets hurt on the job, who is responsible to pay his medical expenses. Ms. Fitzgerald stated there is insurance on site to cover the house manager.

Mr. Clarke gave a handout of Community Preservation Fund Balances (handout) and explained the status of funds.

PUBLIC COMMENT

Becky Hough
District 1 Counselor

Ms. Hough stated the assessed value of this house should sky-rocket after this purchase.

Mr. Harrington stated he would consider funding with conditions as follows:

- Contractually pay pilot taxes as if privately owned
- Do not want Father Bill's to receive any monies from grant overhead
- Legal counsel from Town of Weymouth to review home and building and concerned with workers compensation and tax implications
- Add language into contract to include all housing choices must come from Weymouth only.

Chairman Flynn move to table the issue until conditions above are resolved. Ms. Maloney made a MOTION to TABLE the funding request. Ms. Johnston SECOND the MOTION. It was UNANIMOUSLY VOTED.

PROJECT UPDATES

Ms. Marshall advised CPC there may be a project coming forward from the School Department for display cases at Weymouth High School.

KIBBY

Ms. Marshall stated the contract has been awarded; met with the contractor @ the location before Christmas, asked for two cleaning cost options.

BIRCHES PLAYGROUND

Ms. Marshall stated the sign will be installed in 2/3 week.

WHITMAN'S POND

Ms. Marshall stated the permitting process is being executed. Ms. Maloney asked staff to please find out how much the town has spent on Whitman's Pond total.

LOVELL PLAYGROUND

Ms. Marshall stated closed hearing in December, project denied as submitted.

EMERY

Ms. Marshall stated it has been decided to wait until the new mayor presents his thoughts on Emery before going forward with new developments with this project.

REORGANIZATION – NOMINATION OF OFFICERS

Mr. Flynn stated he is stepping down as Chairman. Mr. Clarke took meeting over for purpose of nominating a new Chairman.

Ms. Maloney made a MOTION to NOMINATE Ms. O'Leary as Chairman. Mr. Harrington SECONDED the NOMINATION.

Mr. Condon made a MOTION to NOMINATE Mr. Hannan as Chairman.

Vote: 4-3; Mr. Hannan wins. Mr. Hannan, Chairman.

Mr. Flynn made a MOTION to NOMINATE Mr. Condon as Vice Chairman. Ms. O'Leary SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Ms. Maloney made a MOTION to NOMINATE Mr. Harrington as Clerk. Ms. O'Leary SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Chairman Hannan said thank you to Mr. Flynn for his time and commitment to this committee.

MINUTES

Ms. Maloney made a MOTION to APPROVE the minutes of December 3, 2015. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED. Ms. O’Leary, Mr. Condon, Ms. Maloney abstained.

NEXT MEETING

Ms. Marshall stated next month is the annual public hearing, committee decided to hold meeting at McCulloch February 4, 2016, 7:00PM.

ADJOURNMENT

At 8:20P.M., there being no further business, a MOTION was made by Mr. Harrington to ADJOURN and SECONDED by Mr. Flynn. It was UNANIMOUSLY VOTED.

Approved by: 
Christopher Hannan, Chairman

Dated: February 9, 2016