

COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS

December 3, 2015 at 7 PM

Mary McElroy Meeting Room, John F. McCulloch Building, 182 Green Street

MINUTES

PRESENT

Walter Flynn, Chairman
Chris Hannan, Clerk
Ed Harrington
George Loring
Karen Johnston

NOT PRESENT

Daniel Condon, Vice Chairman
Don Mathewson
Helen Maloney
Pat O'Leary

ALSO PRESENT

Jim Clarke, Director of Planning & Community
Development
Kate Marshall, Community Development Planner
Michael Flaherty, Director, Weymouth Housing
Authority
Captain Joseph Comperchio, Weymouth Police
Department

RECORDING SECRETARY

Kate Marshall

CALL TO ORDER

Chairman Flynn called the meeting to order at 7:00 PM. Chairman Flynn explained that the reorganization discussed by the committee at the meeting on November 5, 2015 was misrepresented; specifically, since the reorganization was not listed as an item to be discussed on the agenda. Chairman Flynn will continue as Chairman until a time when the committee lists the reorganization on an agenda for discussion at the January meeting. Chairman Flynn said that the Town's Solicitor, Kopelman & Paige, advised on the matter.

REQUEST FOR FUNDING

Chairman Flynn asked Michael Flaherty, Director, Weymouth Housing Authority and Captain Joseph Comperchio, Weymouth Police Department, to come forward to present the Weymouth Housing Authority's application for CPA funding.

Michael Flaherty said that the Weymouth Housing Authority's Lakeview Manor property has been in need of a security system for years. Safety is a concern of the management and the

residents. The application for CPA funding is for \$100,000. Mr. Flaherty explained that the Weymouth Housing Authority has approximately \$30,000 in DHCD funds for this project. He said that in addition to the supply and installation of the cameras themselves there is additional site preparation work which is necessary. This work includes selective tree pruning and removal and pole installations for mounting the cameras.

Mr. Flaherty discussed how this project has been a collaboration with the Weymouth Police Department and the Weymouth IT Department.

Captain Comperchio said that he and Michael Flaherty identified 17 locations and reviewed a variety of types of cameras which will be used. Captain Comperchio explained how these will be the same cameras used in other public buildings/facilities around the Town. The vendor will be the same as prior similar security camera installations implemented by the IT Department.

Captain Comperchio talked about the types of cameras which will be used. He explained that certain cameras have the ability to zoom in (PTZ capacity) on license plates and that these types will be used at the entrances of Memorial Drive and Joseph Fern Court. Specific types of lenses serve different functions.

Captain Comperchio referred to the map attachment of the application. The map shows how the various cameras view/pan specific areas.

Mr. Harrington asked what material the new poles are made of.

Mr. Flaherty said that the poles will be fiberglass and they will be protected from getting hit by vehicles.

Mr. Hannan asked if the bad activity currently taking place on the property will simply move away from the cameras once they are installed. He also asked if there are lights or motion sensors associated with the cameras. Mr. Hannan also asked about signage acknowledging the cameras.

Captain Comperchio said that the cameras have infrared technology for night time video.

Mr. Flaherty said that the Weymouth Housing Authority intends to put up signs - "Under Surveillance".

Captain Comperchio said that the cameras may be monitored in secure locations at the Police Station, at the Weymouth Housing Authority's Administrative Offices on Essex Street and at Lakeview Manor at 77 Memorial Drive. These cameras will be part of the existing system used by the Town at buildings such as the Police Station and Town Hall. He also talked about how the Town will be installing fiber-optic cable above ground, on the existing telephone poles on Middle and Lake Streets as part of the project.

Mr. Clarke talked about the Town's goals for fiber optic loops Town-wide and that this initiative follows the Town's plan.

Mr. Hannan asked how long the camera technology is good for.

Captain Comperchio said that once the entire system is installed, the cameras themselves may be upgraded, in keeping with technology, at any time. He said the system at the Police Station is state of the art and 3 years old.

Mr. Harrington asked if the cameras are vandal proof.

Mr. Flaherty said that nothing is damage-free; however, these are designed to resist vandalism.

Ms. Johnston asked if the Weymouth Housing Authority intends on installing more cameras at Lakeview Manor following this phase. She also asked if the Weymouth Housing Authority has considered fake cameras.

Mr. Flaherty said that the Weymouth Housing Authority would be interested in more phases of camera installations at Lakeview Manor and that fake cameras have been used in the past.

Chairman Flynn asked if there is discretion as to who monitors the camera's video.

Captain Comperchio said that staff has permissions/restrictions to viewing accessibility.

Chairman Flynn asked if the Weymouth Housing Authority currently has an employee working at night who would monitor the video.

Mr. Flaherty said that the Weymouth Housing Authority will be relying on the Police Department for monitoring after hours.

Captain Comperchio explained that the security of the camera system town-wide is monitored by the Town of Weymouth IT Department.

Mr. Hannan clarified that this project is a capital improvement for the Weymouth Housing Authority and is eligible for CPA funding under the Community Housing expenditure category.

Captain Comperchio said that the video is retained for approximately 30 days and then it gets revised.

Mr. Harrington asked if the system has the capacity to incorporate facial recognition software from other databases.

Captain Comperchio said that the TSA software is available at an expense. If a photo is captured from a video, the TSA software would work to make an attempt at finding a match.

Captain Comperchio said that there is known drug activity on Joseph Fern Court.

Ms. Johnston said that Weymouth, as a community, will benefit from this project.

Captain Comperchio said that the unified approach is ideal. The standard equipment and collaboration between the Town agencies and the vendor is working well. He said that it is unfortunate that the High School has very different technology and currently those cameras cannot be monitored by the Police Department.

MOTION

Ed Harrington made a MOTION to appropriate and fund \$100,000 for the site preparation, supply and installation of security cameras at Lakeview Manor as described in the request put forward by the Weymouth Housing Authority, from the Community Housing Reserve Fund Balance Account. George Loring SECONDED THE MOTION.

DISCUSSION ON THE MOTION

Jim Clarke said that there are sufficient funds available. He recommended that the site preparation be included in the motion so that DHCD's funds may also be used.

MOTION PASSES unanimously.

PROJECT UPDATES

Former Kibby Property

Kate Marshall said that contracts between the Town and Dandel Construction of Hanson, MA in the amount of \$138,970 are being executed. There is a construction meeting tomorrow with Planning, DCR, Recreation, Conservation and the contractor at the site.

Whitmans Pond Drawdown Permitting

Kate Marshall said that the Town Engineer is currently working on executing contracts with Princeton Hydro in the amount of \$25,000. Mr. Hannan asked when the actual drawdown will take place. Jim Clarke said the actual drawdown will most likely be during the winter of 2017 following the permitting.

Abigail Adams Birthplace

Kate Marshall said that she talked with Bob Murphy, Treasurer, Abigail Adams Society, and that an invoice for the new walkway is expected in the coming weeks. Upcoming items may include air conditioning and some lighting.

Birches Playground

Kate Marshall said that the improvements at the Birches Playground are wrapping up. The park sign should be installed in the coming weeks.

Legion Field

Kate Marshall said that this project is still open. The Town is waiting on a final requisition from the contractor as well as deliverables.

Lovell Playground

The public hearing for the Notice of Intent to the Conservation Commission has been continued to December 9, 2015. Improvements to the Herring Run, storm water management and riverfront are included.

OTHER BUSINESS

Kate Marshall said that since the Community Preservation Committee's meeting in November 2015, measures for Puritan Road, the Back River Trail and the Herring & Smelt Run Restoration project were approved by the Town Council.

Chairman Flynn asked if a solar array was planned for the landfill.

Jim Clarke said yes. There is a promontory which slopes down toward the river. The walkway is proposed for the river side with a bench on the overlook. The ground mounted panels are being proposed for the west side of the site. The plan would be to not see the panels from the river.

Chairman Flynn asked how long a landfill has to be capped before it may be used. He also asked if the vents are currently emitting gases.

Jim Clarke said that DEP approval will be required and the vents are still emitting.

Mr. Harrington asked if the Town would own the array.

Jim Clarke said that MAPC procured an RFP and is in the early stages of working with a vendor. He also told the committee about the Town's Energy Committee, which is made up of Bob O'Connor, Bob Conlon, Bob Luongo and others appointed by the Mayor.

Jim Clarke said that the improvements at Bradford Hawes Park are completed and that the project should be closed out.

Chairman Flynn made a MOTION to transfer the balance from the Bradford Hawes Park account. Karen Johnston SECONDED the motion. There was no discussion. The motion was UNANIMOUSLY VOTED.

Jim Clarke said that the Community Preservation Coalition released actual numbers for all municipalities who have adopted the CPA in the Commonwealth. The actual revenue raised, based on 1% for FY 2015 (July 1, 2014-June 30, 2015) is \$624,412 and the actual state match is \$185,143 for a total of \$809,555 in CPA. The match was 29.7% of the net surcharge raised.

MINUTES

Chairman Flynn made a MOTION to approve the minutes of November 5, 2015. Ed Harrington SECONDED the motion. The minutes were UNANIMOUSLY VOTED.

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on January, 7, 2016.

ADJOURNMENT

At 7:50 PM, there being no further business, a MOTION was made by Chris Hannan to ADJOURN. The motion was SECONDED by Ed Harrington. The motion was UNANIMOUSLY VOTED.

Approved by: _____ 

Dated: _____ 