

RECORDING SECRETARY  
TOWN OF WILMINGTON  
CLERK

MAY 29 AM 8:39

MINUTES OF THE  
EMERY ESTATE ADVISORY COMMITTEE  
MAY 26, 2016

PRESENT: Pat O'Leary (Chair)  
Mary Jordan-Roy (Vice Chair)  
Ronald Boretti  
Bill McCarty  
Heidi Lewis-Smith  
Janelle Quinn  
Cathy Torrey

ABSENT: Laura Gedutis-LeBarron

OTHERS: Nicholas Bulens, Administrative Services Coordinator  
Bob Luongo, Planning Director

RECORDING SECRETARY: Julie Burt

(The Department of Planning and Community Department has not received minutes from Recording Secretary Julie Burt for the Emery Estate Advisory Committee's meeting of May 26, 2016. Minutes were requested from Ms. Burt on multiple occasions. Town Clerk Kathy Deree and HR Generalist Lisa Coyne advised that the Department submit minutes based on notes taken by Town staff and the Committee's Chair.)

Approval of Minutes

Mary Jordan-Roy made a motion to approve the meeting minutes of April 14, 2016. The motion was seconded by Cathy Torrey. UNANIMOUSLY VOTED.

Staff presentation: Emery Estate Planning

Nicholas Bulens made a PowerPoint presentation, *Emery Estate Planning: Implementing a vision for the Emery Estate*.

- Vision
  - Use grounds as events venue
  - Water-seal Main House and "moth ball" for time being
  - Get people up to the site
- Obstacles
  - Only one access route
  - Insufficient parking
  - No outdoor amenities
  - Overgrowth is blocking view
  - Asbestos roof
  - Miscellaneous structures (playhouse, railroad path)

- Funding
- Assumptions
  - Need parking, at minimum
  - Grounds need improvements
  - Need to create an attraction, something to draw people to the site
  - Need grant money
- Staff Ideas
  - Best potential funding source: PARC grant program
  - Funding to develop land for park and outdoor recreation purposes
  - Weymouth could receive \$0.64 reimbursement for every \$1.00 spent, up to \$400K
  - Allows fair fee policy for park use
- Staff Ideas Continued
  - Develop a first-class park
  - No playgrounds, courts, or athletic fields
  - Paved, winding pathways
  - Landscaping to prune, remove, plant, etc.
  - Lighting, seating, and shelter
  - Basically, create an inland Webb State Park
- Why A Park?
  - PARC grant will pay for a lot: pathways, lighting, parking, landscaping, amenities, and new pedestrian access points
  - PARC grant application for Emery should be competitive
  - State prefers funding new parks that are accessible without a vehicle; increase tree cover; create walking paths near places people live and play; and belong to communities that have not received a PARC grant in the last five years.
- Why A Park? Continued
  - People like scenic parks, especially with trails
  - Connects with character of Legion Field and neighborhood
  - Leaves the Main House intact
  - Create a better venue for outdoor events
- Next Steps
  - Applications due Wednesday, July 13, 2016
  - Get Mayor's approval
  - Hold public meeting with neighbors
  - Support letters from community groups

#### Discussion of grant opportunity and planning

Heidi Lewis-Smith and Bill McCarty expressed support for the grant application, agreeing that improvements were needed and the grant would be big step towards new investment in the property.

Cathy Torrey agreed, and said she supported the application.

Mary Jordan-Roy knew the PARC grant program and said it was a good funding opportunity.

Pat O'Leary reinforced that the grant application would keep with the committee's previous vote to separate the house from the grounds, which she agreed was a good decision.

Discussion took place about open space, walking trails, and a shade structure on the property.

Discussion of community outreach for the grant application took place. The Planning Department will follow up at the next meeting.

Discussion of preparing a support letter from the committee took place. Nicholas Bulens stated that letters of support were not a significant factor in an application's score but that he would detail the committee's work in the grant's narrative, which would clearly demonstrate the committee's endorsement. Based on these comments and since the committee is advisory only, it was decided that a letter was not needed.

Propose regular monthly meeting schedule: 2nd and 4th Thursday

Discussion of setting a regular monthly meeting schedule took place; but agreement was not reached. The next meeting was set for June 9, 2016.

Other business

Discussion took place on the junior prom held April 29, 2016 at the Emery Estate. Pat O'Leary thanked Bill McCarty, Heidi Lewis-Smith, who assisted. They did a great job. There was excellent coverage by the Patriot Ledger as well as positive discussion on Facebook. The event was a success and helped showcase the property as a potential events venue. Kudos go to the Mayor for authorizing use.

Janelle Quinn noted how great it was to see the grounds used for the prom.

Discussion took place on the requirements of placing the Main House on either the national or state register of historic places. Ron Boretti volunteered to investigate the types of historic determinations and report back to the full committee at a future date.

Adjournment

A motion to adjourn was made by Cathy Torrey at 7:05 pm and seconded by Mary Jordan-Roy. UNANIMOUSLY VOTED.

Approved:

  
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Pat O'Leary, Chair

03/28/2017  
Date