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MINUTES OF THE
EMERY ESTATE ADVISORY COMMITTEE
JULY 14, 2016

PRESENT: Pat O’Leary (Chairwoman), Mary Jordan-Roy, Laura LeBarron, Ron Boretti, Cathy Torrey, Heidi Lewis Smith, and Bill McCarthy.

ABSENT: Janelle Quinn

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

Chairwoman Pat O’Leary called the Emery Estate Advisory Committee meeting to order at 6:00 pm at Town Hall, 75 Middle Street, Weymouth.

MINUTES:

Mary Jordan Roy made a motion to approve the minutes of June 21, 2016 and was seconded by Cathy Torrey. Voted 5-0 (Heidi Lewis Smith absent).

REVIEW OUTCOME OF PUBLIC INFORMATIONAL MEETING

Nicholas Bulens stated that approximately 30 people signed in at the public informational meeting on June 21st for the proposed PARC grant application. The meeting was recorded and is now being shown on WETC. The comments were positive, and the Town feels they are going forward with the right vision.

Heidi Lewis Smith arrived.

UPDATE: PARC GRANT APPLICATION

Nicholas stated that this is a 100 page document including attachments, but he posted an abbreviated version of the application online. It was submitted to the state Executive Office of Energy and Environmental Affairs this past Wednesday. The estimated project cost came in at about \$1.6 million. The grant is for \$400,000. There were letters of support from the Abigail Adams Historical Society, the East Weymouth Neighborhood Association, and the North Weymouth Civic Neighborhood Association. As explained to the public, everything on the plan is conceptual for construction purposes.

Bill McCarthy arrived.

Ron Boretti said at the last meeting there were some comments on the number of parking spaces. He is happy to see that they are spaced out into four different lots but thinks we should be sensitive to the number of parking spaces for the abutters. He is also pleased that the project will provided parking for the next stage of Emery.

Pat O'Leary said she believes the handicap spaces could be put next to the carriage house. She is concerned about the parking lots as the land is sloped, and there could be some drainage issues. She personally would like the access road to remain pristine.

Nick stated that the award will be announced by November/December. Then the Town will have to the end of the calendar year to prove that it has allocated the full cost of the project.

Pat said it was important that the Advisory Committee chose to separate out the open space from the house. She asked for a report out from Ron on the historic register options, again.

Ron Boretti stated there are multiple registers but the National Register is the one that has the meat to it. The National Register is administered by the state. Staff from the state have offered to come down and look at the property. Based on preliminary research, they say it looks like the property would qualify for the National Registry. There are funds available for improving historic properties, but once you accept funds anything done to the house will need approval from the state. Historical accuracy is significant to them.

Bob Luongo said the town first needs to decide if we want to keep the building before going further. We need a reuse for the house first and then we can look into the National Register. It requires letters of support, a letter from the Mayor, photos, and a small application.

Cathy Torrey said we should look at similar projects. Marshfield is not a similar project. The Helenic Center in Ipswich is very similar with the back opened up for large functions. It has just one level with no elevator. It was suggested that the Committee contact them to see if they would share financial information; but Cathy said it's a privately run function hall and does not believe they will do so.

The Endicott Estate was not making a profit until management was taken over by private entity and now they are. Any resident was allowed to use the property for free, so maybe that was part of their problem.

Ron said that George Washington built the replica of Mt. Vernon. We could build a barn pavilion or maybe find a better spot for the pavilion. The second floor is good for meeting rooms.

Cathy said the South Shore Conservatory is always looking for space to rent to meetings and small concerts. We could consider an art center.

Pat said we need a good "pop" idea first; the small rooms are secondary. We could add on to the house with three walls of glass. First we need to add on for functions.

Mary said she would like to see the town have a place to hold larger functions other than the Elks. You can have the main house for smaller functions, the barn/add-on for larger functions, and the prom under a tent.

Mary, Pat, and Ron will visit the Helenic Center in Ipswich and report back at the next meeting.

OTHER BUSINESS:

Pat O'Leary stated that the Farmer's Market on July 23rd is hosting the East Weymouth Neighborhood. The EWNA is hosting a very low key cook-out at Emery on the same day from 11 am -1 pm. They will have a table at the Farmer's Market telling people to walk up there. Their permit allows for no more than 10 cars parked up at the property.

Pat O'Leary said that she would like to see the committee expanded with residents on Emery Lane or the people who bought the large yellow house on Commercial Street as they would be a great addition to this committee. The committee needs to be changed up or perhaps sliced into different work.

Bill McCarthy said he would like to see a Halloween event take place this year at Emery. Mary is on the Community Events Committee and will run this by them on Monday at their next meeting. The group is only looking for advice and possibly volunteers from the CEC. Bill is looking to have the event on Saturday, October 22nd with a rain date of October 29th from 6-8 pm. It will include 6-8 sponsors with tables decorated and candy handed out. The trees will have lights, and the event will be for kids with adult supervision. We could advertise this at the Great Pumpkin Give-a-Wey.

Mary was concerned with the zoning at Emery as it is zoned residential. Can we do this up there?

Bob Luongo said regardless of the zoning at Emery there needs to be a Conservation Restriction on it because it was purchased with CPC Funds and that will supersede everything else.

The next meeting of the Emery Estate Advisory Committee will be September 22, 2016 at 6:00 pm.

ADJOURNMENT

Bill McCarthy made a motion to adjourn at 6:45 pm and was seconded by Laura LeBarron.
Voted Unanimously

Respectfully submitted by:

Lee Hultin
Recording Secretary

Approved:


Pat O'Leary, Chairman


Date