

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
JANUARY 6, 2011
MINUTES**

PRESENT:

Walter Flynn, Chairman
Stephen Ford, Vice Chairman
Dan Condon, Clerk
Laura Harbottle
Donna O'Sullivan
Donald Mathewson
Ed Harrington
Christopher Hannan
Donald Sheehan

ALSO PRESENT:

James Clarke, Director of Planning and Community
Development
Robert Luongo, Economic Development Planner

RECORDING SECRETARY:

Christine Callbeck

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

LEGION FIELD MEMORIAL WALL - PHASE 2

Mr. Clarke apologized to the Committee that the Phase 2 request was not typed out onto new sheets; there was a miscommunication at the Planning Office.

Phase 1 has been completed; work cost \$280,000. The sign has been restored and completed. When it was realized how heavy the sign is, the staff had second thoughts about how to put it back up. Staff has decided to take new pieces out and put sign back as it was. Sign will be put up in the spring.

Phase 2 in 2011; work is \$131,583. Work includes: refurbishing iron picket fence panels (including gate), provide temporary rail, replace iron picket fence panels, and provide temporary rails, bonds and insurance. The request is for \$230,000. Advanced Finishing from Weymouth did the most recent iron work.

Chairman Flynn stated that at the Public Hearing for the Clapp Memorial Building, a person mentioned that the work at Legion Field Memorial Wall looked terrible, but the person did not know that the wall was being done as a phased process.

Mr. Ford stated that the piers look like the footings are at risk. Is there a question CPC won't have funding for Phase 3 if it does Phase 2 first? Mr. Ford stated the concrete wall repair is important in his opinion.

Ms. Harbottle asked if CPC can get a sign at the site to explain that the work is in progress. Mr. Clarke stated that the CPC could use the Town web site and explain the work detail progress there.

Mr. Clarke suggested that the staff speak with Gene Raymond and asking his opinion if the project will come in lower and about the possibility of putting both Phases 2 and 3 in at same time. Chairman Flynn stated that if the Committee lumped Phases 2 and 3 together the bonds and insurance costs would be reduced, lowering the total cost.

Mr. Clarke will ask Gene Raymond to come to the next CPC meeting and share his thoughts on costs and work in Phases 2 and 3, particularly with regards to possible costs savings on combining Phase 2 and 3.

Mr. Sheehan agrees with the idea of signage at the site to explain that the work is in progress.

Chairman Flynn asked if there would be any cost for Mr. Raymond to come to a meeting. Mr. Clarke stated no. If any work going forward is required of Mr. Raymond, then possible costs might result.

Mr. Sheehan asked when the staff wants to start the work. Mr. Clarke stated he would be happy to start the work this year, perhaps in the spring. Mr. Sheehan stated that maybe CPC should hold a special meeting to discuss this one item and not wait until next month. Mr. Ford asked why the Committee needs to speak with the engineer. Mr. Clarke stated that the Committee would like to find out if the estimates are still correct estimates; could the estimates be lower and can the CPC possibly do Phase 2 and 3 together for less money. The Committee would like to get Mr. Raymond's comments. Chairman Flynn stated that he felt it is worthwhile to pursue this meeting with Mr. Raymond. Mr. Clarke will let Chairman Flynn know in a week or two if a special meeting is required.

BACK RIVER TRAIL - FORMER LANDFILL TRAIL

The Weymouth landfill is for all practical purposes no longer in use. It has been graded, capped, and loamed and seeded, awaiting its reuse as a major green space. Two buildings remain on site, the incinerator building with its cylindrical chimney and a small building utilized as an animal shelter. Currently the old chimney is being used as a mast supporting telephone communications equipment, the rent from which may someday accumulate and pay for the building's costly demolition. The animal shelter will continue to occupy the site and may benefit from the proposed bike path, which could bring families in contact with animals needing adoption.

The proposed alignment of the bike trail will closely follow the existing gravel roadway that swings to the right as one enters the landfill site. This roadway closely hugs the salt marsh edge and winds its way to the upper elevations of the landfill, where it provides panoramic views of the Back River. At about the landfill's highest elevation, the new bikeway will break away from the gravel road's alignment and cut through the grassy field that caps the landfill, heading

directly to the southernmost elbow of the existing paved trail in Great Esker Park. Currently the Esker Park trail makes a tight turn and heads north at the proposed point of intersection. The connection will be made seamlessly and signage will be provided that notifies visitors of the destination of each path. While it is covered in another section of this report, it should be noted here that although the trail to the right terminates at a small pier at the water's edge, an informal trail along the beach leads to a wooden pedestrian bridge that affords connection back to the main trail.

Mr. Clarke stated that what makes this trail beneficial is it extends one-half mile out to Wharf Street which has an area to park. Great Esker, Puritan Road and Julia Road all have very little parking. Just south of this on the Durante property, hazardous waste and clean up of the wetland will give the Town ownership of the property and connection to the trail.

Mr. Hannan asked is this an all paved road to the Back River Trail? Mr. Clarke said yes, though some of it is a stone dust.

Ms. O'Sullivan asked if way back when there was any discussion with Greenbush to get them to go along with allowing a bike path along through to Hingham? Mr. Clarke stated that there was never enough room along the right of way.

Mr. Ford asked what will happen with the old incinerator. Mr. Clarke stated that the Town is making revenues with a tower at the top of the stack at the moment. Mr. Luongo stated that because the Town created the problem, the Town cannot use EPA monies to clean up the mess. Chairman Flynn stated there is no other plan than to tear down the building. Mr. Clarke said he does not want to speak for the DPW. People have been interested in the building. Mr. Clarke continued, what is needed is a good assessment of the building and that is what is being done right now. The asbestos can be taken out of the building without taking down the building.

Chairman Flynn asked if there are proscriptions on the use of the landfill itself. Mr. Clarke stated that is part of the next step in the research.

Ms. Harbottle asked if the high-tension wires could be moved underground. Mr. Clarke stated that it is on his to do list.

PROJECT UPDATES

Abigail Adams Society

Mr. Clarke stated that the vote was transmitted to the Mayor. The Mayor is supportive and the vote will go to Town Council on their next agenda.

Herring Run Pool

Mr. Clarke stated that he spoke with the architect and they have reached an agreement about the work to be done to fix the errors/typos on the kiosks and the new work that needs to be done

replacing the current trees with non fruit-bearing trees. Also, the architect agreed to find a way to get water to the site.

Kibby Parcel

The building is down. The site has been cleaned. All trash has been removed from the site. All the credit needs to be given to a local contractor, John DiVito. He did all the work the cost for which is estimated of \$25,000 to take down the house and \$30,000 to remove the debris. All of this work was donated by this local contractor. Mr. Clarke would like to see this contractor recognized for all of his work at an upcoming Town Council meeting with a citation from the Mayor.

CONSERVATION RESTRICTION - BRAD HAWES PARK

Mr. Luongo spoke with George Lane and he will have the CR ready at the next CPC meeting. Chairman Flynn asked is it safe to say that the language should be broad? Mr. Luongo stated yes and no; the CR needs to list what is prohibited and what is allowed so there is no confusion.

Abigail Adams Preservation Restriction

Mr. Luongo stated that he will set up this Preservation Restriction because CPC funds were used. Need coverage in perpetuity and needs to be approved by Massachusetts Historical Society.

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on February 3, 2011, although there is a possibility that a special meeting will be called for the one item with Gene Raymond. Members will be advised if there is to be a special meeting.

Chairman Flynn stated that at some point a decision will be made yes or no to send before the CPC a request for \$14,000 to rehabilitate the historical clocks in the Town Hall.

ADJOURNMENT

At 8:00PM, there being no further business, a MOTION was made by Mr. Hannan to ADJOURN and SECONDED by Mr. Ford. It was UNANIMOUSLY VOTED.

Approved by: _____
Walter H. Flynn, Jr., Chairman

Dated: _____