

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
September 8, 2011
MINUTES**

PRESENT:

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

NOT PRESENT:

Laura Harbottle
Donald Sheehan

ALSO PRESENT:

James Clarke, Director of Planning and Community
Development

RECORDING SECRETARY:

Christine Callbeck

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

REORGANIZATION

Chairman Flynn asked Committee members if they have all been reappointed to their positions on the CPC.

Mr. Mathewson stated it has not been discussed at the Historical Commission as yet. Chairman Flynn asked Mr. Mathewson to get a copy of his reappointment in writing and have it sent to the Mayor's office.

Mr. Ford stated it has not been discussed at the Recreation Commission as yet. Chairman Flynn asked Mr. Ford to get a copy of his reappointment in writing and have it sent to the Mayor's office.

Chairman Flynn stated that he also has not been reappointed as yet by the Planning Board.

Chairman Flynn asked Mr. Clarke to oversee the meeting for the purpose of reorganization.

Mr. Clarke stated that he would now accept nominations for the position of Chairman of the Community Preservation Committee.

Mr. Hannan made a MOTION to NOMINATE Mr. Flynn as Chairman of the Community Preservation Committee. Ms. O'Sullivan SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Hannan made a MOTION to NOMINATE Mr. Ford as Vice Chairman of the Community Preservation Committee. Ms. O'Sullivan SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Ford made a MOTION to NOMINATE Mr. Condon as Clerk of the Community Preservation Committee. Ms. O'Sullivan SECONDED the MOTION. It was UNANIMOUSLY VOTED.

LEGION FIELD MEMORIAL WALL UPDATE

Mr. Clarke stated that the Town opened the bids for the fence work. The Town received an excellent bid of \$104,900 from D'Angelis Iron Works in South Easton; the alternate bid was around \$13,000 to use new materials.

Mr. Clarke indicated that the architect, Mr. Raymond, stated that the existing fence material is in good shape, very little rust or deterioration. Mr. Raymond suggested using the existing fence, restoring it and putting it back up.

Mr. Clarke has asked D'Angelis Iron Works to fill out the contracts and get them back to the Town as soon as possible. Mr. Clarke stated that the intent, from Mr. Raymond's e-mail, is to go out for bids on the concrete work in the spring.

Mr. Harrington asked if the current bid includes refinishing all fence sections and then put them back up. What if the fence sections don't fit into the fence area? Mr. Clarke stated that part of the detailed bid was that all fence sections will be stripped, hot galvanized finished, painted, scroll work back up over gateway and plaque back up. Mr. Hannan asked if the detailed bid included the part of the fence that had to be replaced. Mr. Clarke stated yes, the material may be a little different.

Chairman Flynn asked if it can be noted which fence panels were fully replaced so that they can be periodically reviewed to see how they are holding up compared to the original fence panels.

Mr. Harrington stated that the viewing stands are down now; was there any contamination in the soil? Mr. Clarke stated that he did not work on the viewing stands project at Legion Field. The work is done but he does not know about any contamination in the soil. Mr. Ford asked how the Town can get rid of the ledge. Mr. Clarke stated the Town would have to blast.

Mr. Ford asked if D'Angelis can put up a permanent sign that says refurbished by the CPC; a permanent sign made out of iron. Mr. Clarke stated yes, he thinks this can be done.

Chairman Flynn stated that the Committee should now be thinking about a motion for Phase 3 of this project. Mr. Clarke stated that a motion will be needed by November or December, 2011.

PROJECT UPDATES

Emery Estate

Mr. Clarke presented the Committee with a Funding Proposal from the Town of Weymouth in the amount \$35,000 for a Marketing Study of the Emery Estate based on the recommendations given by Larissa Brown.

Those recommendations were:

- Need detailed analysis for reuse
- Provide guidance and examples of similar properties owned by municipalities in area
- Next steps
- Look at issues and concerns

Mr. Clarke stated that four or five firms have picked up the RFP's. At this point the Mayor is looking for support to fund the \$35,000 for this study.

Chairman Flynn stated that the \$1.9 million that CPC paid for the parcel included other fees such as legal fees, etc. Does the Town know how much of the \$50,000 legal fees have been used as of yet? Mr. Clarke stated no. Mr. Clarke stated that Mayor Kay is not looking at CPC as the sole source on this funding, however, would like to move along quickly because of the schedule of the Town Council. The Mayor would like to get this under contract by early October, 2011.

Mr. Ford asked if the Committee would like to consider deleting Historic Resources from the Funding Proposal because CPC did not use any Historic Resources for the purchase of the parcel and CPC may like to tear down the house after it receives the marketing study. Mr. Clarke stated that in the attached papers it is explained why Historic Resources is checked off as the funding source. Chairman Flynn suggested calling this Phase 2 of the purchase of the Emery Estate.

Ms. O'Sullivan stated that she takes issue with the RFQ/RFP in that it does not say enough about the use of the building. If you look at the use other than CPC use, Ms. O'Sullivan stated she doesn't know how CPC can fund it. Ms. O'Sullivan stated she is just trying to be cautious.

Mr. Hannan asked if it would be easier if the Town paid for the marketing study, not the CPC.

Mr. Clarke stated that Ms. O'Sullivan has a very good point. Mr. Clarke stated that the CPC needs to direct the study to some point and give suggestions to where the Town should go with the parcel and building. Chairman Flynn stated the question is, does the CPC want to fund the marketing study. Mr. Hannan stated yes, as long as this does not restrict the CPC from further investing in this parcel.

Ms. O'Sullivan stated that she just feels the description is overly broad. Ms. O'Sullivan stated that she feels very strongly that the uses of the building should, to some degree, be controlled by the CPC.

Mr. Condon stated that a marketing analysis is necessary and a great idea. Is Historic Resources the pot of money that this should come from? What is the alternative? Chairman Flynn suggested the Committee call this purchase Phase 2 of the purchase of Emery Estate funding coming under the Open Space category.

Mr. Condon asked when Mayor Kay will know the final ideas of the marketing study. Mr. Clarke stated mid-October.

Mr. Condon asked who and what is the re-use committee. Mr. Clarke stated that there is a lot of interest by people to be on the re-use committee. Chairman Flynn has suggested to Mayor Kay that at least two people from the CPC be assigned to the re-use committee. Mr. Condon suggested limiting the number of persons on the re-use committee. More people could grind things to a halt.

Mr. Hannan asked if there are any plans to have an open house of sorts at the Emery Estate for the public to come and take a look around. Mr. Clarke stated that the idea has been kicked around. Currently at the house, maintenance is being done; mold was abated in the basement and asbestos was removed. Mr. Clarke stated that the house is visited by multiple times a day.

Chairman Flynn asked what if the marking study came back and said that 300 more square feet would be a perfect asset to the project.

Mr. Ford made a MOTION to AMEND the REQUEST FOR FUNDING made by Mr. Clarke TO OPEN SPACE for EMERY ESTATE MARKETING STUDY in the amount of \$35,000. Mr. Condon SECONDED the MOTION. MOTION PASSES on a 5-2 vote.

Yes = Mr. Flynn, Ms. O'Sullivan, Mr. Condon, Mr. Ford, and Mr. Mathewson
No = Mr. Harrington, and Mr. Hannan

Mr. Clarke stated that he will make sure that all of the questions from Ms. O'Sullivan and the rest of the Committee are addressed.

Herring Run Pool

Mr. Clarke reported that the water box is still scheduled to be put in, but not done yet.

Kibby Parcel

Mr. Clarke stated that he is working with DCR; within a month will have a neighborhood meeting.

Elmwood Cemetery

Mr. Clarke stated he does not know the amount as yet.

North Weymouth Cemetery Commission

Mr. Clarke stated that they are working on the repairs of the Smith family burial stones.

Wessagusset School Basketball Project

Mr. Clarke reported this project is still on hold. Chairman Flynn asked if these packets could be reproduced and the Committee can discuss again at the next meeting.

Back River Trail (handout)

Chairman Flynn asked the Committee to look at this document and put it on hold until next meeting.

Financial Statements

Chairman Flynn stated that he will send a request for the financial statements for CPC to Bill McKinney. The Committee needs to look at a supplemental budget and that the required year-end forms are completed and submitted.

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on October 13, 2011 at 7:00pm.

ADJOURNMENT

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

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

Dated: _____