

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
JANUARY 8, 2009
MINUTES**

PRESENT:

Walter Flynn, Chairman
Arthur Mathews, Vice Chairman
Thomas Curtis
Stephen Ford
Christopher Hannan
James Cunningham

NOT PRESENT:

Laura Harbottle
Scott Coven
Dan Condon

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 and stated that Ms. Harbottle, Mr. Coven and Mr. Condon would be absent.

CEMETERY COMMISSION APPLICATION

Mr. Clarke stated that they do have a project but are not ready to present it tonight. The Cemetery Commission has received reports on both Elmwood and Reed Cemeteries that include an inventory of graves and ideas on how to approach the phasing of the project. Mr. Clarke suggested that they be put on the February agenda.

INVOICES

Committee members signed various invoices for various projects. Mr. Clarke stated that the Committee needs to change the procedures on how to pay bills. Some bills go to the Planning Department and others go directly to the Finance Department. Chairman Flynn stated that he would like to have all invoices go to Planning Department.

Mr. Mathews stated that he would like to see one of the cemeteries done thoroughly and he does not want to piecemeal doing both cemeteries at the same time. Mr. Mathews stated that he is concerned about the funding issues. Mr. Hannan stated that the Cemetery Commission has produced a DVD with their gathered information. Mr. Hannan would like to see this information available at all the libraries in Weymouth. Mr. Hannan further stated that some of the graves inventoried are revolutionary war graves. Mr. Clarke stated that he will ask the Cemetery Commission to be prepared to discuss their findings at the February meeting. Chairman Flynn

stated that it would be a good idea to get four (4) copies made and forward them to the Historical Commission. Mr. Ford suggested giving copies to the Historical Society as well.

CONSERVATION RESTRICTIONS FOR WOODBINE ROAD – DRAFT DOCUMENT

Mr. Luongo handed out the second draft of the conservation restrictions document. Mr. Luongo advised the Committee of the steps to be taken in approving this document. The conservation restrictions need to be filed with Norfolk County Registry of Deeds. This document presented has been produced with the collaboration and guidance of Solicitor Lane.

Mr. Clarke has met with the Pond Meadow Park group and they are willing to be the holder of the conservation restrictions for the Town of Weymouth. There was no discussions of fees.

The application form, the conservation restrictions, field plans and field report are all sent together as a draft. The Norfolk County Registry of Deeds will review the forms and advise of the status. After approval, the CPC can submit the conservation restrictions to the Mayor and Town Council.

Mr. Clarke reiterated that once the Committee is comfortable with the draft of the document, CPC can forward the document to the Mayor and then to the State, still in draft form. The CPC can then make any changes to the report and get the revised document to Town Council for its review all the while keeping the Pond Meadow Park group involved. The State will want to know that Pond Meadow Park is an entity separate from the Town.

Mr. Clarke stated that there should be conversation with/notification to the abutters and/or interested groups. The Committee needs to talk about this. Abutters may have an interest but the Town controls the property.

Chairman Flynn stated that the only real function that CPC performs is to look at the draft and consider the prohibited acts and uses, and restricted rights. CPC has no jurisdiction on the conservation restrictions. Chairman Flynn suggested that the Committee look at sections A & B of Section II and incorporate any recommendations into a letter to the Mayor stating:

- 1) The Committee would like the Mayor to consider the following.....then when the draft comes back from the State, CPC does not have to get involved.
- 2) In spite of the fact that the Committee passed this in December, 2007, could address abutter concerns at the public hearing in February, 2009.

Mr. Luongo stated that the summary of the prohibited uses is passive recreational space, no active. Mr. Luongo reviewed the document focusing on the prohibited and permitted uses. Chairman Flynn stated that the Committee needs to get sections A and B done. Mr. Cunningham stated that he is not in favor of any paved trails. Mr. Clarke stated that the Committee should make it clear that they are not in favor of any paved trails. Mr. Mathews stated that the area needs to be pruned. Mr. Ford asked how limiting does the CPC want to make the conservation

restrictions. Mr. Clarke stated that the parcel could use vista cleaning. The issue of maintenance of the parcel needs to be addressed. Chairman Flynn stated that within the next three days he will have a draft copy of the conservation restrictions sent to all Committee members. Mr. Mathews suggested that everyone go and see the site.

Mr. Luongo stated that Solicitor Lane suggested that the Committee remember that “the land was purchased for passive open space.”

Mr. Mathews stated that the land has eroded and a car cannot get down the hill. Chairman Flynn stated that he would like to digest the document and meet again to discuss each point. Chairman Flynn further suggested that the Committee think about the island portion of the parcel.

PROJECT UPDATES

FOGG LIBRARY

Mr. Clarke reported that the architect’s contract has been amended to include the additional work. They are moving forward. They were there today inspecting the building and putting together information. They hope to have the plan and specs ready within 60-90 days, with an early spring start for work.

CEMENTERY COMMITTEE

Mr. Clarke reported that the committee will be submitting an application based on the study that was done.

ABIGAIL ADAMS SOCIETY

Mr. Clarke stated that the project continues. At this point, Mr. Clarke recommends that the Abigail Adams Society come before the Committee and give a full report, perhaps at the public hearing in February.

HERRING RUN

The Committee signed the invoice for this project tonight. The landscape architect has completed his concept plans and they have been reviewed by both the Herring Run Warden and Conservation Commission. There are two different options so they are now looking at cost estimates and trying to fit it in the budget.

OTHER BUSINESS

Mr. Mathews requested a list of all available funds. Chairman Flynn stated that the funding situation has changed considerably. Mr. Clarke stated that this report is on the agenda for next month; they have done the work, but have not finalized the document. Chairman Flynn stated that it is imperative that they review the list of projects and funding available before the Public Hearing.

Mr. Mathews stated that recently all Town Councilors received a copy of a letter from the Commonwealth of Massachusetts, Executive Office of Energy and Environmental Affairs regarding Local Acquisitions for a Natural Diversity Grant Program. Mr. Mathews read the following letter to the Committee:

Dear Prospective LAND Applicant:

The Executive Office of Energy and Environmental Affairs is pleased to offer a Local Acquisition for Natural Diversity (LAND) Grant Program Second Round for Fiscal Year 2009. The LAND grant program provides financial assistance to municipal conservation commissions for the acquisition of interests in land for the purposes of conservation and passive recreation.

Estimated Value of Grant Programs

The maximum reimbursement available from the LAND program is based on your community's equalized valuation per capita decile rank and ranges from 52% to 70% of the total project cost. The maximum grant award for any project is \$500,000. The reimbursement rate and maximum grant award may be raised or lowered at the discretion of the Secretary. As for all grant programs, there is no guarantee that monies will be awarded.

Eligible Cost Policy for FY09

Be sure not to close on the property until your application has been successful and you have an executed contract with DCS. Acquisition projects must be completed and closed out by June 30, 2009.

DCS will offer a "how-to" workshop on Wednesday, January 21, 2009 from 10am to 12noon in Boston at 100 Cambridge Street, on the 2nd floor conference room A. I strongly recommend that you attend the workshop if you plan to apply, and ask you to RSVP to Celia Riechel at (617) 626-1187. You should also contact her with any questions you may have. The workshop presentation and answers to any questions received before Wednesday, February 25, 2009 will be posted on the DCS website. Only questions submitted in writing or asked at the workshop will be addressed by DCS staff.

Grant Award Schedule:

Application Release Date: December 12, 2008

Workshop Date: Wednesday, January 21, 2009 at 10am

End of Question Period: Wednesday, February 25, 2009

Application Deadline: Thursday, March 12, 2009 at 3pm

Site Inspections: Completed by 2 – 3 weeks after application deadline

Award Announcement: Anticipated announcement on or about 60 days from Application Deadline

Project Completion Deadline: June 30, 2009

Sincerely,

Robert O'Connor

Director

Mr. Clarke stated that he will look into this.

Chairman Flynn stated that the capital budget still included the O'Sullivan Park Pavilion and the land on Summer Street. Chairman Flynn further stated that the land on Summer Street came through the Capital Plan. The Pavilion is still on the Capital Budget because of the consideration for Capital Budget purposes via the town. The Fogg Library was there in many different areas. Mr. Clarke stated that the Planning Board was required to submit a list of projects ready to go for economic recovery bill. The list was submitted today and some of the information will be forwarded on to Weymouth's Congressional Delegation. On the list were a half dozen high priority items and others that could get started within a 6 month time period/180 days. Mr. Clarke stated that he is uncertain what might happen and he is uncertain what the different rules will be. Fogg Library was one of the projects listed, so Weymouth may be able to get funding through this source for the Fogg Library renovations. Nothing has been submitted at a federal level.

EXECUTIVE SESSION

Mr. Mathews made a MOTION to go into EXECUTIVE SESSION for the purpose of considering the purchase, exchange, lease or value of real property, and to reconvene in OPEN SESSION for the purpose of adjournment. Mr. Curtis SECONDED the MOTION and on a roll call vote it was UNANIMOUSLY VOTED.

At the next meeting the Committee would like to see financial data:

- 1) Updated project list
- 2) How much expended in each project
- 3) Funding balance at this time

NEXT MEETING

The next meeting will be held on January 29, 2009 at 7:00PM. The CPC Public Hearing Meeting is scheduled for February 26, 2009 at Town Hall.

ADJOURNMENT

At 9:00PM, there being no further business, a MOTION was made by Mr. Mathews to ADJOURN and SECONDED by Mr. Hannan. UNANIMOUSLY VOTED.

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

Dated: _____