

COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
JANUARY 29, 2009  
MINUTES

Present: Walter Flynn, Chairman  
Arthur Mathews, Vice Chairman  
Daniel Condon  
Scott Coven  
James Cunningham  
Stephen Ford  
Christopher Hannan  
Laura Harbottle

Not Present: Tom Curtis

Also Present: Robert Luongo, Economic Development Planner  
Debbie Sullivan, Liz Cicchese, Cemetery Commission  
Roland Mousally, Weymouth Housing Authority

Recording Secretary: Mary Briggs

Chairman Flynn called the meeting to order at 7:30 PM.

**Minutes**

Approval of all outstanding meeting minutes was tabled to a future meeting.

**Presentation**

Weymouth Cemetery Commission, Debbie Sullivan, Chair and Liz Cicchese, Vice Chair.

In January 2007, the commission petitioned the CPC for funds to conduct a Needs Assessment Study of Reed and Elmwood Cemeteries. The commission hired a conservator, Donna Walcovy, to complete a detailed study that includes photographs, age, general condition, location, and the description and cost of repairs needed by stone. Stones can be cleaned and restored, but indecipherable inscriptions cannot be recovered during the process. The report has been produced in electronic and paper formats, and the commission is in discussion with the Town's IT Department to have the electronic reports uploaded or linked from the Town website. WETC produced and aired a program recently on the Town's cemeteries and copies will be provided to the CPC members for review.

In Reed Cemetery, there are 12 Revolutionary, 2 Civil and 2 Spanish American War soldiers buried. The earliest burial is E. Pratt, dated 1769. In the Elmwood Cemetery, there are 9 Revolutionary, 1 Mexican American and 21 Civil War veterans buried. The earliest burial there is I. Whitman and is dated 1756.

The commission requests \$180,000 to execute the recommendations of the needs assessment study. This includes \$135,000 for the repairs, \$29,000 for oversight, and \$8,000 for design and bidding costs. Once the project has been completed, it will serve as a model for the remaining six cemeteries.

The Cemetery Commission is in the process of clearing lots for sale and reactivating the Elmwood Cemetery. Last fall, brush and overgrowth were cleared, a flagpole erected and a bench installed as an Eagle Scout project. The commission reviewed steps being taken to put all lot owners on notice to dismantle displays not in conformance with the commission's rules and regulations.

A general discussion followed on the scope of work, oversight and training of volunteers, historical aspects of the project and the timeframe for the project. During the discussion, Arthur Mathews arrived. The discussion also included whether to break the project out over more than one year and the possibility of decreased matching state funding in upcoming budgets. The Fogg Library project's impact on funding was also a part of the discussion.

Chairman Flynn noted that the request would be included in February's public hearing.

Weymouth Housing Authority, Roland Moussally, Executive Director.

Mr. Mousally reviewed the prior projects the Weymouth Housing Authority has completed, including the \$3M Cadman Place, a \$6.5M renovation of Lakeview Manor, \$300K in drain repairs at Pleasantville, \$900K to renovate elevators at Pope Towers and \$850K for window replacement at Calnan/Harrington Circle.

The current request is for \$150K from the CPC with a 1:1 match through Fannie Mae for renovation of the Grange Building at 1047 Front St., the building which is currently a blight on the neighborhood and attracting vandalism. Total cost estimate of the project is \$547K, and is included in the DHCD stimulus package. The building, which dates from 1900 and contains 2246 square feet and two floors, is currently vacant. Two 2-bedroom units, one of which will be section 504, have been designed and bid specifications have been drafted. The WHA has met with the neighbors who are generally in support, and has received approval from the Zoning Board of Appeals.

There was a brief discussion. Liz Cicchese noted that, as a neighbor of the property, she is not convinced the parking design issues have been adequately addressed. Mr. Mousally noted that the WHA has met with the neighbors. Stephen Ford noted his concern that HUD funding previously awarded had not been used and therefore lost.

During the discussion, Chris Hannan arrived. Landscaping/screening of the property from neighbors was discussed and recommended.

Part of the discussion revolved around the ownership of the property, and opinion from Town Solicitor Lane. The Grange building is currently owned by the Town Weymouth. CPC funds can be used to rehabilitate the property whether the Town owns it or it is purchased by the Housing Authority and rehabilitated. CPC funds cannot be used to purchase the building from the Town. A transfer of ownership to the Housing Authority will enable funding to be provided from the CPC. Recent attempts to sell the property were reviewed. The initial sale at auction met the minimum bid set, but fell through subsequently, and the second round failed to get a qualified minimum bid. Mr. Mathews noted he is uncomfortable with this process. Mr. Cunningham noted the MBTA recently announced plans to expand bus routes along route 18, and that the rehabilitation of this building will be a significant improvement to the neighborhood.

### **Financial Update**

The spreadsheet design for informal tracking of CPC finances that the Planning Department provided was reviewed. Total current balance in the fund was reported to be \$1,192,261.77 (less encumbrances and administrative fees) and includes all Town Council approved measures, but not those items currently being considered in executive session. Encumbrances, expenditures and projects were detailed, and several changes in the design were offered to make the form easier to follow. Chairman Flynn will continue to make design changes with Bob Luongo and Rita Lounge to craft a spreadsheet that will enable the members to easily track by project. Mr. Mathews requested that a one page breakout be provided to the Committee that includes the balance, what remains in each project and the unspecified reserve. Chairman Flynn reminded members that this spreadsheet is a work in progress, and is strictly for the internal use of the Committee and is not meant for public record. He also reminded members that use of email to discuss items violates the public meeting laws and cautioned that all emails should be sent via the Planning Department.

### **Conservation Restrictions- Woodbine Ave**

The draft document was reviewed. Each member provided recommendations to the document, and considerable discussion. Mr. Mathews noted that care should be given that restricting or eliminating from the property certain uses could be detrimental to receipt of future grant funding.

Each section of the draft was reviewed for content. Bob Luongo tracked the changes to the draft, will update and provide to the Committee.

### **Next Meeting**

The next meeting is scheduled for February 26, 2009 at 7:00 PM and will be followed by a public hearing to be scheduled at 7:30 PM. Laura Harbottle noted that she would be unable to attend.

### **Adjournment**

At 10:20 PM, there being no further business, a motion was made by Arthur Mathews to adjourn and was seconded. Voted unanimously.

Approved

---

Walter H. Flynn, Jr., Chairman

Dated:

---