

MINUTES
Community Preservation Committee Meeting
February 4, 2010
Council Chambers
75 Middle Street

Present: Walter Flynn, Chairperson
 Daniel Condon
 Stephen Ford
 Christopher Hannan
 Ed Harrington
 Donald Mathewson
 Donna O'Sullivan

Not Present: Laura Harbottle
 Donald Sheehan

Also Present: Jim Clarke, Director of Planning and Community Development
 Bob Luongo, Economic Development Planner
 Scott Bois, Municipal Finance

Recording Secretary: Mary Briggs

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

For the benefit of the viewing public, he outlined the agenda for the meeting, which included a public hearing on the proposed FY11 Community Preservation Budget and the introduction of the members of the Committee:

- Walter Flynn, Chair and Planning Board representative
- Ed Harrington, Town Council representative
- Daniel Condon, Clerk and Mayoral appointee
- Laura Harbottle, Conservation Commission representative
- Donald Sheehan, Weymouth Housing Authority representative
- Donald Mathewson, Historical Commission representative
- Stephen Ford, Recreation Commission representative
- Christopher Hannan, Mayoral appointee
- Donna O'Sullivan, Mayoral appointee

He reviewed the history of the Community Preservation Act enacted under MGL, Ch.44B, and which the Town of Weymouth adopted in November, 2005. It permits the Town to raise monies through a 1% surcharge on the real estate tax levy on real property. The Town adopted two exemptions to the surcharge; the first \$100,000 of assessed value and low-income households. The 1% estimated surcharge is \$536,724. Town CFO James

Wilson has indicated that the State match is anticipated to be 33%.

The mission statement was outlined. The Committee will recommend the expenditure of these funds to acquire, create and preserve open space; acquire and preserve historic resources; create, preserve and support community housing; and acquire and/or preserve land for recreational use.

Jim Clarke, Bob Luongo and Chairman Flynn reviewed the budget in a power point presentation that includes the following:

BUDGET FY 2011

Revenue

▪ 1% Surcharge Estimated	\$536,724
▪ State Match Estimated	\$177,025
▪ Investment Income	\$ 5,000
▪ Estimated Interest & Penalties Reimbursement	\$ 1,000
▪ Total FY11 Estimated Revenue	\$719,749

Proposed Expenditure Categories

- Administrative Costs
- Open Space
- Historic Resources
- Community Housing
- Recreation
- Debt Service
- General Reserve

Administrative Costs

- Administrative Costs \$36,000
 - *5% maximum FY11 total estimated revenue*
- Recording Secretary \$ 2,000
 - *Approximately 10 meetings*
- Miscellaneous expenses \$14,000
- Salary Allocations \$20,000

Mandatory Set Aside Reserves

- From the FY11 Estimated Revenues a minimum of 10% must be allocated to each of the following:
 - Open Space Mandatory Set Aside Reserve
 - Historic Resources Mandatory Set Aside Reserve
 - Community Housing Mandatory Set Aside Reserve
- Funds may be expended during FY11 or set aside for future projects within the allocated category

FY11 Open Space Expense Budget

▪ Specified Projects/Acquisitions	\$0
▪ Unspecified Reserve	\$0
▪ Mandatory Set Aside Reserve	\$71,975

FY11 Historic Resources Expense Budget

▪ Specified Projects/Acquisitions	\$0
▪ Unspecified Reserve	\$0
▪ Mandatory Set Aside Reserve	\$71,975

FY11 Community Housing Expense Budget

▪ Specified Projects/Acquisitions	\$0
▪ Unspecified Reserve	\$0
▪ Mandatory Set Aside Reserve	\$71,975

FY11 Recreation Expense Budget

▪ Specified Projects/Acquisitions	\$0
▪ Unspecified Reserve	\$71,975

Chairman Flynn noted that Senate Bill 90 currently before the General Court will address the language in Ch.44B to allow more use within the recreational area. Under the present structure, the Town may acquire land but cannot make improvements on land acquired prior to the adoption of the Community Preservation Act.

FY11 Debt Service Budget

▪ Principal & Interest	\$0
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FY11 General Reserve Expense Budget

Town Council approval is required to expend	\$395,849
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FY11 Proposed Expense Budget Summary-

▪ Administrative Costs	\$ 36,000
▪ Open Space	\$ 71,975
▪ Historic Resources	\$ 71,975
▪ Community Housing	\$ 71,975
▪ Recreation	\$ 71,975
▪ Debt Service	0
▪ General Reserve	\$395,849
▪ Total FY11 Expense Budget	\$719,749

- Funds remaining in the Mandatory Set Aside Reserves at the end of the fiscal year will roll into the designated Reserve Fund Balance and remain restricted to that area.
- The remaining unexpended funds at the end of the fiscal year will roll into the Unreserved Fund Balance and become available for unrestricted use by the CPC.

Jim Clarke then provided project status updates, which include:

▪ Reed Cemetery Study and Headstone Restoration/Preservation

▪ Appropriated	\$92,325.00
▪ Expended	\$16,322.08
▪ Balance	\$76,002.92

This project was funded in two phases; the first was to fund a study of Reed and Elmwood Cemeteries; the second to fund the repairs recommended as a result of the study. A contract has been awarded, and work is to begin in the spring.

▪ Fogg Library Exterior Restoration

▪ Appropriated	\$1,702,000.00
▪ Expended	\$ 145,849.44
▪ Balance	\$1,556,150.56

Bids specs are out on this project for the replacement of the slate roof; subcontractor bids are due February 10 and general contractors on February 24. The Mayor has appointed a re-use committee to determine future use of the building.

▪ Herring Run Pool/Back River Trail

▪ Appropriated	\$246,946.00
▪ Expended	\$ 97,016.10
▪ Balance	\$149,929.90

This is for the enhancements to the area of the run from Abigail Adams Park to Whitmans Pond. The work is currently half completed, and is on hiatus for the balance of the winter.

▪ Wessagusset Field

▪ Appropriated	\$141,000.00
▪ Expended	\$138,281.93
▪ Balance	\$ 2,718.07

This project was to correct drainage issues with the field located on school grounds.

▪ Acquisition of Recreation Land (2 acres) added to Bradford Hawes Park

▪ Appropriated	\$69,000.00
▪ Expended	\$0
▪ Balance	\$69,000.00

Acquisition of approximately two acres of land on Mutton Lane next to Brad Hawes Park. Expected to close escrow in February.

▪ Abigail Adams Property Assessment

▪ Appropriated	\$24,999.00
▪ Expended	\$16,000.00
▪ Balance	\$ 8,999.00

Members of the Abigail Adams Birthplace Society were in attendance to provide a review.

▪ Bike Racks

▪ Appropriated	\$12,401.25
▪ Expended	\$12,401.25
▪ MAPC reimburse	\$11,449.50
▪ Final CPC expend	\$ 951.75
▪ Balance	\$0

Reimbursement in part from MAPC; there is additional interest in pursuing more racks for the four squares in Town.

▪ Woodbine Road Land Acquisition

▪ Appropriated	\$300,000.00
▪ Expended	\$300,000.00
▪ Balance	\$0

Purchase has been completed; the Town Council is presently reviewing the conservation restrictions to be placed on the property.

▪ 43 Bicknell Archeological Study

▪ Appropriated	\$10,000.00
▪ Expended	\$10,000.00
▪ Balance	\$0

The study included testing the walls and foundation of the property for evidence of early American settlement. Findings will be presented; preliminary indications do not support or discount the presence of human skulls in the property.

▪ 712 Main Street Affordable Housing

▪ Appropriated	\$125,000.00
▪ Expended	\$125,000.00
▪ Balance	\$0

12 units of affordable housing were purchased and are partially occupied at this time.

▪ Tammy Brook Apartments

▪ Appropriated	\$150,000.00
▪ Expended	\$150,000.00
▪ Balance	\$0

Purchased with other state entities and Beacon Properties, LLC. Without it, the Town would have lost the affordable housing subsidies.

▪ Joseph Crehan Elderly Housing

▪ Appropriated	\$110,000.00
▪ Expended	\$0
▪ Balance	\$110,000.00

Replacement of the original windows is underway and was funded by CPC, state and CDBG funds. 128 of the 156 units have been completed.

- Whitmans Pond Weed Treatment
 - Appropriated \$116,275.00
 - Expended \$ 41,400.00
 - Balance \$ 74,875.00

Weed reclamation project; the West Cove area has been chemically treated and the Town Council has approved funding to treat the body of the main pond beginning in the spring.

Chairman Flynn reviewed projects that have been completed with CPC funding. He noted that the first application the Committee received was from the Abigail Adams Birthplace Society. There are other items under consideration. The Town Council is reviewing a request of \$271,000 for repairs to the Legion Field Memorial Wall, Phase I. Phase I includes the masonry work on the piers. The acquisition of the Kibby property in North Weymouth adjacent to the Abigail Adams State Park is also under consideration and title issues are being reviewed.

Chairman Flynn then reviewed the application process. Applications are available at the Town Hall and are accepted through the Planning and Community Development Department at 75 Middle Street and accepted on a rolling basis. Proposals must include the application, contact information, the project name, description, purpose and the fiscal year(s) funds are needed. Jim Clarke reminded viewers that the application is available to download from the Town's website.

Public Hearing

A motion was made by Daniel Condon to open the public hearing and waive reading of the public notice and was seconded by Ed Harrington. Unanimously voted.

Cathy Torrey and Judy Alukonis reviewed the study conducted at the Abigail Adams Birthplace for the Committee. The architectural firm Menders, Torrey and Spencer with assistance from Lynn Spencer conducted the study. They have received the first draft of the study findings, which they will share with the CPC. Cathy noted there is significant interest in the museum world, but the inclusion of the word "birthplace" in the name is a hindrance. Because Abigail lived in the home for twenty years and continued to come back to it, the home and Weymouth provided a more significant impact on her and her life. They will need to make some changes in how to present the home's historical significance and in the manner in which the society is run - a more scholarly approach.

Overall, the home is in good shape but will need about \$65,000 to replace windows, repair clapboards and treat rot. A landscape study has not been completed but the hope is to have an historically accurate landscape with period appropriate plantings.

Application will be made again to the CPC for funding, but Cathy noted that it is not the intent of the Society to become dependent on the CPC for funding. Fund raising efforts are being pursued.

The home, which is located at 180 Norton Street, is open from spring to mid-October. Opening coincides with the opening of the National Parks in Quincy. Tour schedule and

website are currently being revamped. Private tours can be arranged by phone (781-335-4205). Because there is no heat the home is closed from October to April.

There was a brief discussion with the Committee that included combining resources with the Adams Historical in Quincy and more collaborative efforts, such as the Adams Wedding and Grape Island Alarm reenactments, and the Grape Island Trust.

Adjournment

A motion was made by Stephen Ford to close the public hearing and was seconded by Christopher Hannan. Unanimously voted.

The next meeting of the Community Preservation Committee will be March 4, 2010. Chairman Flynn noted that the agenda will include the election of a vice-chair to replace Arthur Mathews and a vote on the FY2011 proposed budget.

Jim Clarke noted that the March 4th agenda also will include financial housekeeping issues. There are several projects that need to be closed out and funds unencumbered.

Bob Luongo reminded the members that on February 16, 2010, the Town Council will conduct the public hearing on the Woodbine Road conservation restrictions.

At 7:55 PM, there being no further business, a motion was made by Stephen Ford to adjourn and was seconded by Christopher Hannan. Unanimously voted.

Approved _____
Walter H. Flynn, Jr., Chairman

Dated _____