

**COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
FEBRUARY 7, 2008**

**PUBLIC HEARING**

**PRESENT:**

Walter Flynn, Chairman  
Arthur Mathews, Vice Chairman  
Adrienne Gowen, Clerk  
Stephen Ford  
Brian O'Halloran  
James Cunningham  
Thomas Curtis

**NOT PRESENT:**

Christopher Hannan  
Lawrence Lambros

**ALSO PRESENT:**

James Wilson, Chief Financial Officer  
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 noted that Mr. Hannan and Mr. Lambros would not be present.

Mr. Mathews made a MOTION to open the Public Hearing. The MOTION was SECONDED by Ms. Gowen and it was UNANIMOUSLY VOTED.

Mr. Ford made a MOTION to WAIVE the READING of the PUBLIC NOTICE. Mr. Mathews SECONDED the MOTION and it was UNANIMOUSLY VOTED.

**PUBLIC HEARING**

**Project Status:**

Mr. Clarke gave a review of the status of ongoing projects as follows:

Fogg Library – an architect has been hired, preliminary work and an interim report has been done, and the Steering Committee has looked at the report and is continuing to investigate the structural damage. The plan is to complete the investigation by the end of winter, prepare specs, hire a contractor and begin work in the spring.

Elmwood & Reed Cemeteries – a firm has been hired to do the study; the work was suspended until spring due to early winter weather.

Abigail Adams – a scope of services has been prepared and the director of the Abigail Adams House will provide greater detail later in the evening.

O’Sullivan Park Pavilion – DPW has prepared specs; the Building Department is reviewing the specs.

Wessagusset Field Improvement – the new playfield to the northwest side of the Wessagusset School is essentially complete; only punch list items need to be done.

Herring Run – design and construction plans are being developed.

**Pending Projects:**

Mr. Wilson gave a review of the pending projects:

Whitman’s Pond Weed Harvester - \$26,000 rental

43 Bicknell Road - \$10,000 archeological survey

Mr. Wilson informed the Committee that the Mayor forwarded these two projects to the Town Council for their consideration. These projects will be introduced to the Town Council on Monday evening.

**COMMUNITY PRESERVATION COMMITTEE FY09 BUDGET**

Mr. Wilson reported that the CPC worked on their FY09 budget last week and the proposed budget is as follows:

**FY09 Proposed Expense Budget Summary**

• Administrative Costs	\$ 45,750
• General Reserve	\$ 513,917
• Open Space	\$ 93,278
• Historic Resources	\$ 93,278
• Community Housing	\$ 93,278
• Recreation	\$ 93,278

Total Proposed FY09 Expense Budget \$ 932,779

**FY09 Estimated Revenue**

• 1% Surcharge estimated at	\$ 523,633
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- State Match estimated at \$ 383,146
- Interest Income estimated at \$ 25,000
- Interest & Penalties estimated at \$ 1,000

Total FY 09 Estimated Revenue \$ 932,779

FY09 Expense Budget – General

- Administrative Costs \$ 45,750
  - Recording Secretary \$ 3,750
  - Miscellaneous Expenses \$ 12,000
  - Salary Allocations \$ 30,000
- General Reserve Fund \$ 513,917

Mandatory Set Aside Reserves

- From the FY09 Estimated Revenues a minimum of 10% must be allocated to each of the following:
  - Open Space
  - Historic Resources
  - Community Housing
  - Plus 10% permissive set aside for Recreation
- Funds may be expensed during FY09 or set aside for future projects within the allocated category

Chairman Flynn added that one item not listed under current projects is \$300,000 for the property purchased at Woodbine Road for Open Space.

Chairman Flynn stated that it is now time for project submissions or public comment.

**Kathy Torrey**  
**Abigail Adams Historic Society**

Ms. Torrey thanked the Committee for the grant that the Society received. Ms. Torrey advised the Committee that the grant was not enough money to entice someone to take on their project. She will be coming before the CPC within the next two weeks to request additional funding of \$8,000.

**Joanne Heffernan**  
**115 Prospect Street**

Ms. Heffernan stated that she is present this evening as a private citizen and thanks the Committee for the opportunity to speak. Ms. Heffernan stated that she spoke at a recent CPC

meeting and was invited by Mr. Ford to offer a proposal. Ms. Heffernan stated that she feels a certain responsibility to the Committee for the success of the CPC. Ms. Heffernan stated that this evening she does not have a specific project but offers some ideas for potential CPC priorities:

1. Preservation of the environment with regard to Open Space

Ms. Heffernan is happy to see CPC funds used for the purchase of Woodbine Road for Open Space. She is concerned with the water promised to Tri-town. She was not happy to hear that water was being pumped out of Whitman's Pond by the DPW to be pumped into Great Pond to support the commitment to Tri-Town. She contacted DPW regarding her concerns and never spoke with the appropriate person. She read in the Weymouth News that Mayor Kay stated that the Town has the water supply to support the commitment to Tri-Town. Ms. Heffernan wonders where Mayor Kay got her information. She recommends that the Committee utilize educational resources to make the best resources and choices that the Committee is able to make.

2. History

We are such a historical town, but a lot of the history is unknown. Little Webb Park; no one knows about the history of this park. The park was donated by two women. Attorney Christopher Webb's land was dedicated by his daughters in his memory. Westin Library was donated by the family. Frank Lloyd Wright lived many years in this town. Weymouth Landing's historic legacy; is there a role that CPC could play in this. Ms. Heffernan suggested that the CPC look at what to do with that area of Town.

3. Recreation

Ms. Heffernan stated that she recently read an article in the Patriot Ledger stating that the State feels that children are getting out of touch with nature. Great Esker Park is a jewel. The State sponsors different programs; this could be a potential possibility for Weymouth CPC to consider.

4. Affordable Housing

Compared to most towns, Weymouth has a lot of affordable housing. Can the Town front the money to purchase a property and make that property available via a lottery to residents and registered voters? CPC puts up the funds; citizens then pay back the money without interest. As the family pays back the money, the town purchases another home and does this project over and over. Perhaps this project could be done with a preference for Town employees.

**Norman Grenier**  
**Executive Director of Neighborhood Housing Services**

Mr. Grenier stated that he is prepared to present a proposal to the CPC for a 12 unit development for homeless people. The Town of Weymouth has been working with Father Bill's and Neighborhood Housing Services for the last 10 years. NHS owns ten homes in Weymouth.

NHS has been working with the Planning Department on 706 Main Street and 712 Main Street. The existing properties will be renovated and twelve new units will be constructed, a total of eight units for homeless families and four units for homeless individuals. All parking will be hidden from the Main Street entrance; it will consist of two houses built in the back. Each family has a case manager who follows the family. Chairman Flynn asked the Committee to hold all of their questions for the next meeting when Mr. Grenier can come before the Committee to answer questions. Mr. Mathews asked Mr. Clarke what other town boards/committees are involved in this project. Mr. Clarke stated that the Planning Board, the Zoning Board of Appeals and other permanent boards. Chairman Flynn stated that the Committee will be ready for Mr. Grenier to present the project in two weeks.

**Harvey Welch  
674 Pond Street**

Mr. Welch asked about the status of his proposal for Zero Pond Street. Mr. Welch has proposed that the CPC purchase the property for the purpose of Open Space. Chairman Flynn advised Mr. Welch that the Committee has contacted the Tedeschi Corporation and they are still in a binding contract with South Suburban Affordable Housing. Mr. Clarke reminded Mr. Welch that there is a valid contract on the property and unless that changes no further action can be taken. Mr. Welch's proposal is pending.

**Robert Conlon  
Town Council**

Mr. Conlon stated that the Zero Pond Street project is a great location for a nice park. Mr. Conlon further suggested that the Committee contact officials in Abington and discuss a joint venture.

**Ann Hilbert**

Ms. Hilbert asked if the CPC could possibly plant trees in North Weymouth on Bridge Street to make the street look better. Mr. Mathews stated that both the State and the Town need to become involved and that this matter could be taken up at a North Weymouth Civic Association meeting. Chairman Flynn asked Ms. Hilbert to contact the Planning Department and obtain a proposal application, fill out the basic information and the Committeeboard will do the leg work.

**Chairman Flynn**

Chairman Flynn reported that he has received a proposal from Ms. Evelyn Gallagher and Ms. Jane Lattus and another one from Mr. Erving Murstein regarding the purchase of the Clapp Building. The approximate cost of the building is \$1.8 million. A proposal has also been received from Ed Walker of the Weymouth Historical Commission. Mr. Walker's proposal is to preserve an Indian dugout canoe in the amount of \$20,000. Chairman Flynn asked Mr. Curtis when Mr. Walker can be prepared to present his proposal to the Committee. Mr. Curtis stated that Mr. Walker will be ready for the next CPC meeting on February 21, 2008.

**Joanne Heffernan**  
**115 Prospect Street**

Ms. Heffernan stated that she is happy to hear of a proposal for the Clapp Building. Ms. Heffernan stated that the land and building were donated in memory of Mr. Clapp's son. Ms. Heffernan suggested that the Town needs to pay respect to the donated buildings; our ancestors made these concessions for us. Ms. Heffernan urged the Committee to keep in mind upcoming philanthropies. Mr. Ford spoke to Ms. Heffernan and advised her that the Town does run programs at the Great Esker Park location and they are very popular. Mr. Ford further suggested that Ms. Heffernan could propose a plaque be erected in honor of those who donated land and the history behind the land/donation.

**Ann Hilbert**

Ms. Hilbert suggested that the Town/Committee ask local builders/contractors for a contribution of their work on the Clapp Building.

Mr. Mathews thanked everyone for their great comments and reminded all those present and the viewers at home that the CPC meetings are open to the public and each meeting has a public comment period. Everyone is welcome to attend and submit a project proposal.

Mr. Mathews made a MOTION to CLOSE THE PUBLIC HEARING and it was SECONDED by Ms. Gowen. UNANIMOUSLY VOTED.

### **NEXT MEETING**

The next meeting will be held on Thursday, February 21, 2008 at 7:00PM.

### **ADJOURNMENT**

At 8:15PM, there being no further business, a MOTION was made by Mr. Mathews to ADJOURN and SECONDED by Mr. Ford. UNANIMOUSLY VOTED.

Approval:

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Walter H. Flynn, Jr., Chairman

Dated:

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