

**COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
FEBRUARY 22, 2007**

The Community Preservation Committee of the Town of Weymouth held a public meeting on Thursday, February 22, 2007, at 7:00PM at the McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA.

**Present:**

Walter Flynn, Chairman  
Arthur Mathews, Vice Chairman  
Adrienne Gowen, Clerk  
Tom Curtis  
James Cunningham  
Christopher Hannan  
Stephen Ford  
Lawrence Lambros

**Not Present:**

Brian O'Halloran

**Also Present:**

James Clarke, Director of Planning &  
Community Development  
James Wilson, Chief Financial Officer  
Scott Bois, Coordinator of Financial Services,  
Municipal Finance Department

**Recording Secretary:**

Christine Callbeck

At 7:00PM, Chairman Flynn called the public meeting to order and noted that Mr. O'Halloran was not present.

**Budget Analysis**

Mr. Bois gave a review of the current year budget analysis. Mr. Bois reported that \$835,581.44 is the current amount collected on the projected budget. Chairman Flynn stated that it is the desire of the finance department that the budget analysis be understood by the committee. Chairman Flynn asked the committee to remember that a budget is a planning document. Mr. Mathews stated that the \$30,000 salary expense is a great low number, when compared to other communities where salary expenses are much higher. Chairman Flynn handed out a FY08 CPC Budget Outline and reviewed it.

Chairman Flynn stated that this document is a snapshot of where the committee is today. Mr. Ford asked if another fund could be created and named mandatory. Mr. Wilson stated no, the law states only three mandatory set-asides: Housing, Open Space and Historic. Mr. Curtis asked if every year the CPC will have to re-allocate 10% to Recreation. Mr. Wilson stated yes. Mr. Curtis asked, as the CPC starts funding projects,

when will the CPC get a balance sheet. Mr. Bois stated that the CPC could receive monthly or quarterly reports.

Mr. Mathews made a MOTION to approve the Fiscal Year 08 Budget, as presented and reflected on the MUNIS sheets. Mr. Hannan SECONDED the motion. Discussion ensued.

Mr. Ford stated he would like to AMEND the MOTION to reduce the salary by \$5,000 and add \$5,000 to miscellaneous in order to help move projects along without having to wait 45 days. As an example, Mr. Ford stated that the Cemetery Project could use the \$5,000 to have the proposed rehabilitation analyzed or estimated.

Chairman Flynn stated that the only monies he would consider taking from miscellaneous expenses would be an appraisal fee. Chairman Flynn further stated that the other monies should be in the projected costs of the project.

Mr. Wilson stated that other than the general reserve and the four specific reserves; there is a 5% administrative fee. Mr. Wilson further stated that the 5% administrative fee has a specific definition and it is: salaries, miscellaneous expenses, printing of booklets, recording secretary, and an opinion of value to guide the committee in determining to accept or decline a project. However, once the CPC enters into a project, it now becomes a capital expense and all costs must come out of one of those reserves. Mr. Wilson further stated that he would not permit any type of expenditure for engineering or feasibility studies. Mr. Wilson stated that by definition, a feasibility study would lead to a project. Discussion ensued.

Mr. Mathews stated that he would like to have the CPC keep the salary expense at \$35,000 because the more the CPC starts to accept projects the more the CPC is going to need staff support.

Mr. Ford made a SUBSTITUTE MOTION to reduce the budget by \$5,000 on the salary line and increase the miscellaneous expense line by \$5,000. Mr. Lambros SECONDED the MOTION. The MOTION failed on a 6-2 vote. Mr. Mathews, Ms. Gowen, Mr. Curtis, Mr. Cunningham, Mr. Hannan and Mr. Flynn were opposed.

Chairman Flynn brought the committee back to Mr. Mathews MOTION.  
UNANIMOUSLY VOTED.

### **CPC Project Worksheet**

Chairman Flynn stated that the CPC Project Worksheet is a working draft.

#### **1. O'Sullivan Park Pavilion**

Mr. Lambros asked Mr. Ford if this project had been discussed by the recreation committee and approved. Mr. Ford stated yes. Mr. Hannan asked if a 20% contingency

is normal. Mr. Wilson stated that after the CPC approves the project, the Mayor and then the Town Council approves, and after the project is completed, the 20% balance reverts back to the fund. Mr. Mathews asked if there is any type of safety issues for the pavilion. Mr. Mathews suggested that the committee take a look at Brad Hawes Park and the problems the town has had at that field.

Mr. Ford stated that last year Weymouth Recreation felt they needed more shade for the summer students. Mr. Ford agreed that this pavilion could create issues with vandalism and graffiti, etc. Mr. Ford further stated that the Recreation Committee voted on the project and accepted the proposal for submission to the CPC.

Chairman Flynn asked if Mr. Ford could ask Ms. LaCroix to come to a future CPC meeting and discuss her ideas for the pavilion. Chairman Flynn asked if the issues in question were regarding whether the pavilion should be built or were regarding maintenance thereafter. Mr. Ford and Mr. Mathews agreed both the building of and maintenance of it are an issue. Chairman Flynn asked Mr. Ford what the intent of the Recreation Committee is regarding this project and its construction timeline. Mr. Ford stated that a timeline was not discussed.

Mr. Mathews asked if the Recreation Committee had approached the Vocational High School Department regarding the construction of the pavilion. Mr. Ford replied that the pavilion comes in a kit form. Chairman Flynn stated that the application is incomplete and the committee requires more information from Ms. LaCroix.

## 2. Wessagusset Field Improvement Project

Mr. Ford stated that the Recreation Committee agreed on and approved this project. Mr. Ford further stated that the Wessagusset School is the largest primary school in Weymouth and the field is unusable by the school or the town. Mr. Ford asked the committee if this is something the CPC wants to fund or should it go before the School Department.

Chairman Flynn stated that the field is unusable and this project would create a new multi-use facility. Mr. Hannan asked if the committee could partially fund this project and the Recreation Committee could seek additional funding elsewhere. Discussion ensued regarding the Mayor's Capital Improvement Plan, this field and the adjacent park. Mr. Clarke stated that this field is not part of the Mayor's Capital Improvement Plan. Mr. Mathews stated that the CPC does not have enough money to approve every project. Mr. Mathews further stated that he would like to see the committee discuss each project before approving any or all. Mr. Mathews stated that Mr. Ford's point is legitimate, in that the CPC is going to have to decide which projects they choose to fund and which projects will need to acquire additional funding sources to be completed. Ms. Gowen asked Mr. Ford if this project has gone before the School Department and is it part of their plans to fund this project. Mr. Ford stated that the project was not brought before the School Department.

Chairman Flynn stated that he would like to see comments from the School Department along with Ms. LaCroix at the next meeting to discuss the project further. Mr. Clarke stated that he will speak to Ms. LaCroix and obtain comments from the School Department before the next CPC meeting.

3. Fogg Library Exterior Restoration

Mr. Mathews stated that the Host Community Agreement funds might not be available for five years. Mr. Clarke stated this is a good estimate of the work needed. Mr. Clarke stated that the estimate is an architect's review and evaluation of the building, a quote that was given three years ago.

Mr. Ford asked Mr. Clarke at what point will the CPC know what the library is going to be used for. Mr. Clarke stated that the Fogg Library will retain some type of library function. That function will be contingent upon the feasibility study that is being done for the new main library. Mr. Curtis asked Mr. Clarke if federal and state funds are available to help fund the repairs. Mr. Clarke said the state does have some funds available, although it is competitive to get those funds.

Mr. Ford made a MOTION to use some of the CPC miscellaneous funds to find a way to get matching funds from the state, federal, or any other private fund. Mr. Lambros SECONDED the motion. Discussion ensued. Chairman Flynn stated that what Mr. Ford proposes is actually a project. Chairman Flynn further stated that the project is incomplete. Chairman Flynn asked Mr. Ford if he opposes the MOTION being tabled until the application for this project is completed with projected costs. Mr. Mathews stated although the town does not employ a full-time grant writer, he would like to see the town apply for any and all grants feasible for this project. Chairman Flynn asked Mr. Ford if he accepts. Mr. Ford accepts. Chairman Flynn asked the committee for a vote to put this MOTION on the table. UNANIMOUSLY VOTED.

4. Pond Meadow Park – land acquisition

To be discussed in Executive Session.

5. Herring Run Pool Improvements – Phase IIA

Mr. Clarke stated that Phase II A is essentially the Herring Run Pool Park. Mr. Ford stated that a project such as this is exactly what the CPC should fund. Mr. Ford further stated that this project is an example of what the CPC can do with its funds and advise the community of what it has gained from the CPC funds.

Mr. Mathews stated that he would like to see a timeframe for the proposed work schedule. Mr. Clarke stated that plans are going forward with DCR on the connections between the Abigail Adams Park and the Great Esker Park. Mr. Clarke stated that there will be a public meeting in the spring and, hopefully, construction will be started this year.

Mr. Mathews asked if the town will need to hire a park ranger for maintenance and security of the park. Mr. Clarke stated that the park was designed with minimal maintenance needed.

6. Weed Harvester

Mr. Mathews stated, for clarification, the Whitman's Pond Association's proposal is to have a company come in and do the weed harvesting. Mr. Mathews stated that the Whitman's Pond Association would like to see more harvesting done to the whole pond, not piece-meal work. Chairman Flynn stated that this seems like a maintenance issue and not an open space issue. Mr. Cunningham disagreed. Mr. Mathews stated that he will take the lead on this issue and research weed harvesting projects throughout the state.

7. 43 Bicknell Road

Chairman Flynn stated that the submission is incomplete, it does not state a cost. Ms. Purdy-Quinlan was present and handed out her narrative that was promised to the committee at the public hearing. Ms. Purdy-Quinlan stated that the reason the submission is incomplete is that she is not aware of the value of the property. Ms. Purdy-Quinlan asked the committee for funds to get three appraisals of the property. Chairman Flynn stated that the committee will not discuss in open session the value of property. Chairman Flynn told Ms. Purdy-Quinlan that the proponent needs to submit a total cost of the project which would include an estimated value of the property. Chairman Flynn stated that the CPC will independently seek its own assessment of the property and if the CPC's assessment differs from Ms. Purdy-Quinlan's, the committee will discuss.

Mr. Curtis stated that the Historical Commission accepted the proposal and agreed to have it submitted to the CPC, however, the Historical Commission was not aware of from whom a value should be obtained.

Mr. Wilson stated that the land and structure are valued at \$382,700. Ms. Purdy-Quinlan stated that the state archeologist is very interested in this property at this time. Ms. Purdy-Quinlan stated that the Historical Commission is interested in getting the site put on the state register. Ms. Purdy-Quinlan stated that grants are competitive and the town does not have a grant writer on staff. Ms. Purdy-Quinlan reiterated the importance of the history of this property and home to the committee. Ms. Purdy-Quinlan further stated that the property has never been celebrated to its capacity. Ms. Purdy-Quinlan asked Mr. Wilson what the process should be on obtaining a fair market value to this property. Mr. Wilson stated that the CPC has the right to establish its own policies. The CPC is required, as a matter of law, to obtain its own appraisal and test that appraisal against the "asking price." Mr. Wilson further stated that the CPC will test its appraisal against the appraisal of the seller of the property.

8. Restoration of Elmwood and Reed Cemeteries

Mr. Clarke stated that Mr. Robert O'Connor and one of the cemetery commissioners put the scope together.

Mr. Clarke suggested that from a scheduling prospective, and because most of the members of the committee have had various questions regarding each of the projects discussed, that the committee take votes and action at the next meeting. Mr. Clarke stated that if the CPC meets March 1st and gets answers to its questions, it could make decisions on projects.

Mr. Lambros made a MOTION to approve the Restoration of Elmwood and Reed Cemeteries consultant portion for \$12,000 in Fiscal Year 07. Mr. Hannan SECONDED the motion. Discussion ensued regarding approving projects and designating Fiscal Year 06 or 07 or 08 for funds. Mr. Mathews request that the proponent withdraw its motion until the next meeting. Mr. Lambros withdrew his motion.

**Public Comment**

Ms. Kathleen Curran  
26 Babcock Avenue  
Weymouth, MA

Ms. Curran stated that she feels the committee needs to prioritize the project list. Ms. Curran stated that she feels that, regarding the Fogg Library and the Herring Run Pool Park, there is other funding available. Ms. Curran further stated she can't believe the Town of Weymouth doesn't have a grant writer. Ms. Curran stated that there are mitigation funds from the condo project at Water Street. Ms. Gowen stated that the mitigation funds for the project at Water Street are in escrow and the Conservation Commission has not decided what to do with the funds. Ms. Gowen further asked that Ms. Curran do some preparation and request a project and the Conservation Commission would greatly appreciate her work.

Mr. Gumpright  
25 Dwyer Lane  
Weymouth, MA

Mr. Gumpright stated that he hopes the CPC will be careful and make sure that if funds are available from federal or state agencies to help defray the cost of the restoration that the CPC finds them. Mr. Gumpright further stated that he feels that this is a city or town project and not a project for the CPC.

Mr. Gumpright stated that he presented a project at the CPC meeting on February 8, 2007. Mr. Gumpright further stated that he has received a donation of the materials

needed for this project and that he will make the repairs to the tables and benches at the Herring Run Park. Mr. Mathews stated that the CPC compliments him on his efforts.

### **Other Business**

Chairman Flynn stated that on February 8, 2007, Councilor DiFazio wrote to Mr. Clarke proposing an addition to the CPC Needs Assessment. Mr. DiFazio asked that the demolition of the incinerator building, to recreate either open space or recreation space, adjacent to the walking and bike path now contemplated, be included.

Mr. Mathews made a MOTION to include in the CPC Community Needs Assessment:

To demolish the inactive town incinerator to create open space or recreation space, and leave that space for a pedestrian/bicycle pathway proposed from Abigail Adams Park to the Jackson Square area. Mr. Ford SECONDED the MOTION. The MOTION passed on a 7-1 vote. Mr. Lambros was opposed.

Mr. Lambros asked Chairman Flynn to have a letter sent from the CPC to Mr. Gumprecht thanking him for his work.

### **Executive Session**

### **Adjournment**

At 11:15PM, there being no further business, a MOTION was made by Mr. Mathews to adjourn and was SECONDED by Mr. Hannan. UNANIMOUSLY VOTED.

Approved: \_\_\_\_\_  
Walter Flynn, Chairman

Dated: \_\_\_\_\_