

**COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
MARCH 1, 2007**

**Present:** Walter Flynn, Chairman  
Arthur Mathews, Vice Chairman  
Adrienne Gowen, Clerk  
Tom Curtis  
Christopher Hannan  
Stephen Ford  
James Cunningham  
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 of the Community Preservation Committee to order and noted that Mr. O'Halloran was not present.

Chairman Flynn stated that the board would forego the reading of the minutes.

**Review and Discussion of Pending Project Requests**

**O'Sullivan Park Pavilion**

Ms. LaCroix stated that the Recreation Department submitted one project at the public hearing and another project the following week. Ms. LaCroix, Mr. Doyle and Mr. Killeen were all present to discuss and answer any questions the board might have regarding the Recreation Department proposals.

Ms. LaCroix stated that the pavilion is primarily of interest to the Weymouth Recreation Department and its summer programs.

Ms. LaCroix acknowledged that the CPC had concerns regarding vandalism of the pavilion. Ms. LaCroix stated that the Recreation Department shared the CPC's concerns but stated that all fields need to be watched carefully. Mr. Killeen asked if the Brad Hawes Field is used as much as the O'Sullivan Park. Mr. Mathews stated that it is used frequently. Mr. Doyle stated that there are three baseball fields at O'Sullivan Park and a

lot of activity. Mr. Doyle further stated that the neighbors of the park watch over the field and the concession stand.

Mr. Hannan stated that the concession stand has a light on at night; he asked could the pavilion also have a light. Mr. Killeen stated how much light is enough – too much light may bother neighbors.

Mr. Ford asked if the excavation for the pavilion would harm the existing basketball court and street hockey court. Ms. LaCroix stated that the proposal covered the set up of the pavilion and resurfacing of the courts.

Chairman Flynn asked why the pavilion couldn't be placed in another location.  
Discussion.

Ms. LaCroix stated that Weymouth Recreation uses both sides of the street, the field at Wessagussett Primary School and O'Sullivan Park, during the summer months with its summer program. While the school provides shade and facilities, the pavilion would provide outside shade. In addition, the pavilion would benefit the other groups that utilize the fields, particularly youth baseball.

Discussion ensued regarding proposed construction of the pavilion and the changes to the existing basketball and street hockey courts.

Mr. Lambros commended Ms. LaCroix on her presentation. Mr. Lambros further stated that he can envision families willing to pay a fee to use the structure for family gatherings.

#### Field Improvement at Wessagusset

Mr. Mathews stated that the town does not have a full time grant writer but the school department does. Mr. Mathews asked Ms. LaCroix if perhaps the school department could try and locate grant money for these field improvements because the field is school property. Ms. LaCroix stated that this project would benefit the school property.

Mr. Mathews asked if the School Committee needs to approve the proposal before the CPC could fund it. Mr. Wilson stated that the School Committee must approve before any care or custody improvements are made. Mr. Mathews asked Ms. LaCroix if she has approached the School Department. Ms. LaCroix stated yes.

Ms. LaCroix stated that the Recreation Department permits athletic fields and parks in Weymouth all day and all summer long, if they are not being used for another organized sport. School fields are permitted by the Recreation Department during non-school hours.

#### Abigail Adams Birthplace

Ms. Torrey stated that her proposal is to hire consultants to develop the scope of work to do renovations at the Abigail Adams Birthplace. Mr. Mathews asked what does the house need. Ms. Torrey stated that the east side has some rot and windows need to be replaced.

Mr. Hannan asked has any such survey been done on the house and does it include ground work. Ms. Torrey replied no survey has been done and yes it would require land work. Ms. Torrey further stated that she would like to see it designed as an 18th century garden.

Ms. Torrey stated that the goal is to make the house look as it did when Abigail Adams lived there.

Mr. Cunningham asked if there was an estimate for consultants. Mr. Torrey stated no. Ms. Torrey indicated that she asked Mr. Clarke what it might cost to have plans drawn up by an architect. Ms. Torrey further stated that her organization wants to be a good steward of the house because Abigail Adams' ideas and legacy live on there to this day.

Ms. Gowen stated that the Adams House in Quincy has an endowment; does Abigail Adams Birthplace have an endowment. Ms. Gowen further asked if Ms. Torrey has looked at obtaining grants. Ms. Torrey stated no.

Mr. Clarke stated that the Town administration is always searching out grants. Mr. Wilson stated that every department is trying to secure grants and every department does obtain grants.

Chairman Flynn asked the board what is its opinion of taking a straw vote. Mr. Mathews stated that he is uncomfortable and does not want to rule out projects that CPC does not want at this time. Mr. Wilson suggested the terminology - shall the committee proceed on this proposal at this time. Chairman Flynn stated he would get the sense of the committee on each project and whether to proceed or hold.

1. O'Sullivan Park Pavilion – proceed
2. Wessagusset – proceed
3. Fogg Library – proceed
4. Herring Run – proceed
5. Elmwood and Reed Cemeteries – proceed
6. Abigail Adams – proceed

Mr. Mathews made a MOTION to approve the proposal for the Herring Run Park Pool and it was SECONDED by Mr. Ford. Discussion.

Mr. Mathews AMENDED his MOTION to approve the proposal of Herring Run Park Pool project in the amount of \$227,000. Monies to come from FY 08 Open Space Set Aside in the amount of \$103,527 and \$123,473 from FY 08 General Reserve account. The MOTION was SECONDED by Mr. Lambros. Discussion.

Mr. Wilson and Mr. Clarke suggested that the committee take votes and meet again on March 8, 2007 with Mr. Wilson and Mr. Clarke who will prepare forms to include the items.

Discussion ensued regarding which account to take money from for the various proposals.

Mr. Ford moved to AMEND the MOTION to approve the proposal of Herring Run Park Poll project and split one-half from the Recreation Set Aside and one-half from the Open Space Set Aside, both FY 08. Mr. Lambros SECONDED the MOTION. Discussion

Discussion ensued regarding which account to take money from.

Mr. Wilson suggested proceeding with source of funding at this time. Mr. Wilson further stated that Mr. Wilson and Mr. Clarke will write the orders and reconvene next Thursday, March 8, 2007 with a listing of expenditures and budget proposals. Mr. Mathews discussed why he feels FY 08 money should be used first. Mr. Bois stated that the only difference between the different years is where they will be recorded. Mr. Bois stated that it is only a matter of preference on which year.

Mr. Ford made a SUBSTITUTE MOTION to approve the proposal of Herring Run Park Pool project and split the monies in the following manner: FY 08 \$51,763.50 from Recreation Set Aside and FY 08 \$51,763.50 from Open Space Set Aside and FY 08 \$123,473 from the General Reserve account. Mr. Lambros SECONDED the MOTION. The MOTION passed on a 7 – 1 vote.

Mr. Curtis made a MOTION to approve the Abigail Adams Birthplace project and fund the project with \$12,000 from the FY 07 Historical Set Aside. Mr. Hannan SECONDED the MOTION. Discussion.

Mr. Wilson clarified that there is still funding in the mandatory set asides in FY 06, 07 and 08. Discussion ensued regarding which account to take money from and why.

Chairman Flynn brought the committee back to the MOTION on the floor. UNANIMOUSLY VOTED. Mr. Lambros recused himself as he is a member of the Abigail Adams Society.

Mr. Hannan made a MOTION to approve the Restoration Project at Elmwood and Reed Cemeteries and use a funding source of FY 06 Historic Set Aside in the amount of \$12,000. Mr. Mathews SECONDED the MOTION. UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to approve the Fogg Library Restoration Project using a funding source of FY 08 Historic Set Aside in the amount of \$103,527 and the balance of \$278,122 from the FY 08 General Reserve. Mr. Lambros SECONDED the MOTION. Discussion.

Mr. Hannan stated he is floored by the amount of money needed for this project. Mr. Hannan continued that he does not support the full amount of money and suggested putting off some of the cost to a future time. Mr. Hannan suggested partial funding to allow for a decision on the use of the library to come.

Mr. Ford asked if \$382,000 is spent on the library, will it then be ready to be opened. Mr. Clarke stated that the library may not be ready to be opened because of interior work still to be done. Mr. Clarke further stated that he can only say that the Mayor has committed to use the building in some library capacity.

Discussion ensued regarding finding other funding for the Fogg Library Project.

Mr. Lambros stated that he is concerned that this building will not be a library and further stated that he would like to include in the motion the wording, the building must stay a library. Mr. Wilson stated that such action is outside of the committee's jurisdiction.

Chairman Flynn brought the board back to the MOTION on the floor. The MOTION passed on a 5-3 vote. Those opposed were Mr. Hannan, Mr. Ford and Mr. Cunningham.

Mr. Ford made a MOTION to approve the Field Improvement Plan at Wessagusset School Project and to use the following funding sources, FY 07 Recreation Set Aside in the amount of \$94,679 and FY 07 Unreserved Balance in the amount of \$46,321. Mr. Hannan SECONDED the MOTION. Discussion.

Mr. Cunningham stated he would like more information. Mr. Cunningham would like to see comments from the school department. Chairman Flynn stated that Mr. Slattery indicated that the issue has been addressed at the school department. Mr. Mathews stated that he would like to see a letter from the school department stating that they approve this project.

Discussion ensued regarding the balance left in the various funds.

Chairman Flynn brought the committee back to the MOTION on the floor. The MOTION passed on a 5-3 vote. Those opposed were Mr. Mathews, Ms. Gowen and Mr. Cunningham.

Mr. Cunningham made a MOTION to approve the O'Sullivan Park Pavilion Project in the amount of \$66,000 to be funded from the FY 06 Unreserved Fund Balance. Mr. Hannan SECONDED the MOTION. Discussion.

Mr. Mathews stated that he will not vote for this tonight because the majority of money being allocated this evening is on Recreation. Mr. Mathews expressed his concern of not knowing the amounts needed on the acquisition projects that will be discussed in Executive Session.

Mr. Lambros asked Chairman Flynn if he could have the committee reconsider their vote on the Wessagusset Field Improvement Project. Chairman Flynn stated yes.

Mr. Mathews stated his concerns regarding the balance of money and the Mandatory 10% Set Aside for Housing which has not been allocated to a project.

Chairman Flynn brought the committee back to the MOTION on the floor. The MOTION passed on a 6-2 vote. Mr. Mathews and Mr. Curtis were opposed.

Mr. Cunningham made a MOTION to DISAPPROVE the MOTION to approve the Wessagusset Field Improvement Project reallocating the monies back in to the Recreation and Unreserved Balance. The MOTION was SECONDED by Mr. Mathews. The MOTION was defeated on a tie vote, 4-4. Mr. Curtis, Mr. Flynn, Mr. Hannan and Mr. Ford were opposed.

### **Public Comment**

Ms. Kathy Curran  
26 Babcock Avenue  
Weymouth, MA

Ms. Curran stated that she would like to see 43 Bicknell Road approved.

Mr. Mathews read a letter he received earlier in the week that referred to the 43 Bicknell Road proposal:

Dear Councilor Mathews,

I hope that the Community Preservation Committee is careful in its consideration of any proposal put forth by Jodi Purdy-Quinlan in her role as the vice-chair of the Historical Commission. I was a member of the Town Meeting in 1999 when Jodi “sold” the town on her vision for the “Wessagusset Settlement” on Sea Street. At that time, she promised to obtain grants in order to reimburse the town for the purchases (\$485,000.). She also spoke poetically of her vision for walking paths and educational opportunities only to back pedal a few years later (see attached article).

With Jodi as a member, the Historical Commission also was successful in getting Central Square declared “historic.” This area has not been improved by the designation and actually borders on “blighted” despite the fact that Jodi built a new home and now operates her business in the square. While land may be able

to sit and wait for better days, an old house – like a square – will certainly rot without constant attention and surveillance.

I hope that you will share my concerns about this proposal with the other members of the commission.

Sincerely,

Linda MacDonald  
58 Laurel Street  
Weymouth, MA

Mr. Mathews read the attached article from the Patriot Ledger dated June 23, 2001.

Ms. Kathy Curran  
26 Babcock Avenue  
Weymouth, MA

Ms. Curran stated, to rebut the above letter, it doesn't happen overnight.

Chairman Flynn stated that the next meeting of the Community Preservation Committee will be held on Thursday, March 8, 2007 at 7:00PM.

### **Executive Session**

### **Adjournment**

At 11:00PM, 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: \_\_\_\_\_