

**COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
APRIL 1, 2010**

**PRESENT:**

Walter Flynn, Chairman  
Stephen Ford, Vice Chairman  
Dan Condon, Clerk  
Laura Harbottle  
Christopher Hannan  
Donna O'Sullivan  
Donald Mathewson  
Ed Harrington

**NOT PRESENT:**

Donald Sheehan

**RECORDING SECRETARY:**

Christine Callbeck

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

**OLD BUSINESS**

Woodbine Parcel Conservation Restriction

Mr. Clarke reported that Mr. Luongo is in discussions with the Town Council and the State regarding the parking issue/concern. Mr. Luongo has asked that the issue be sent to the Town in writing from the State, when the letter comes, Town Council will deal with the issue along with Solicitor Lane. Town Council did not approve the Conservation Restrictions for Woodbine Road.

CPC does not have a role going forward at this moment. Mr. Clarke will speak with the Mayor on how to approach and how to get the vote changed or the wording fixed. Something formal will be coming in writing from the Town Council to the CPC.

Mr. Hannan asked if Town Council can change the Conservation Restrictions. Mr. Clarke said yes; they want to take out the fish pier and boat launch. Mr. Harrington stated that he voted in favor of the Conservation Restriction but some other counselors folded to the pressure of their constituents. Chairman Flynn stated that in all probability there will be a mandated parking requirement made by the State.

## **NEW BUSINESS**

### **Request for partial funding of Open Space Plan**

Mr. Clarke announced to the Committee that the Department of Planning and Community Development is requesting funding from the CPC to partially fund the preparation of an Open Space and Recreation Plan for the Town. The request is for an amount not to exceed \$7,500. The funds would be combined with \$7,500 from the Community Development Block Grant to hire a consultant versed in Open Space and Recreation Plan preparation to coordinate the public input process, review data, and prepare the plan in accord with state guidelines.

The new Open Space and Recreation Plan will assist all Town agencies, including the CPC, by providing a current set of priorities for open space and recreation protection and improvements. The intent is to complete the plan by the fall. If funding is approved, a consultant would be engaged within forty-five days.

### **Notes on Proposed Work Program**

The latest version of the plan was a draft from October, 2005. For Chapters 1-4, that plan can serve as the template for the new plan. We will need to focus on Chapters 5-10 which include the inventory analysis, visioning and needs assessment, goals and objectives, and a five year action plan.

### **Staff Working Group**

There will be a staff working group to revise prior work, assemble new information, assist committees/boards with their work, and insure that the project is completed in a timely manner.

Members proposed for the Working Group are:

James Clarke, Planning	Valerie Sullivan, Health
Rod Fuqua, Planning	Mike Doyle, Recreation
Mary Ellen Schloss, Conservation	Garrett Walsh, IT

### **Consultant**

The staff working group is currently assessing the value of hiring a planning consultant with experience in preparing Open Space Plans to assist the Town in the completion of the plan. The consultant would play a limited but critical role in gathering information from outreach efforts,

assisting in data analysis and goal setting, and providing advice on plan preparation to garner State approval.

Town Committees Role

Lead = Recreation, Planning

Primary = Conservation, CPC, Health

Secondary = Historical, Waterfront, School

Outreach:

- Sports Groups
- Civic Associations
- Town Council
- Business Associations
- Health and Exercise Groups
- Regional Connections
- Schools

Mr. Clarke stated that CPC funding shows that the administrative account has \$36,003 in the revised FY10 budget. There is funding available for this project. Mr. Clarke is interested in hiring Vaness, Hanz and Browsing (VHB) as the consultant. Chairman Flynn asked if there are any monies left over from 708-712 Main Street Housing project, can they be transferred to this project. Mr. Condon asked who will set the goals, objectives and 5-year plan. Mr. Clarke stated that the working staff group was going to develop a program that would solicit information from the public. They could call civic associations, ask the Waterfront Committee, and ask to use the Town website to get input that way or use WETC. All the information gathered would then be brought back to the Planning Board for a decision. Mr. Clarke stated that in the past he has asked other boards and committees to endorse plans such as this.

Mr. Clarke stated that Valerie Sullivan is helping endorse this program and she is part of the Health Department. This program will be part of the "Healthy Wey" Program. Ms. Harbottle stated that she just worked on a similar program in another town that she works for and it helps having a consultant versed in Open Space and Recreation Plans prepare and coordinate the public input process.

Mr. Condon made a MOTION to APPROVE the request for an amount not to exceed \$7,500 to hire a consultant versed in Open Space and Recreation Plan preparation to coordinate the public input process, review data, and prepare the plan in accord with State guidelines. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED.

## **PROJECT UPDATES**

### **Herring Run**

The benches are in. The Cultural center will work to get a mural painted on the back wall of the Venetian in June.

### **Reed Cemetery**

The time is right and they should be starting shortly on fixing up the headstones.

### **Whitman's Pond**

The chemical application is going out to bid soon.

### **Mutton Lane**

The Town has officially acquired the parcel. The parcel is going to need a Conservation Restriction. Chairman Flynn asked that the staff check with Solicitor Lane for opinions regarding the Conservation Restrictions for this parcel.

### **Kibby Parcel**

Mr. Clarke stated that he is still working with Mr. Kibby's attorney and Ester Kibby's Attorney and they hope that soon Dick Kibby will own all the property and be ready to sell to the Town/State. Mr. Clarke has met with Jim Como from the State and they are still very interested in this parcel and closing the deal within this year. Mr. Harrington asked if the seller is responsible for all lawyer fees on this parcel. Mr. Clarke stated yes.

### **Legion Memorial Wall & Gate**

Mr. Clarke reported that they are moving forward on the prep/scope of services. Bid specs are done. Work should start in late summer.

### **Fogg Library**

The bids have been received by the subs and general; they all came in within budget (with room to spare). The contracts are signed now and the work will start shortly. Chairman Flynn stated that Mayor Kay has assembled a "reuse committee" for the Fogg Library; that committee will wrap up with suggestions to the Mayor in a few months for the interior of the library. Chairman Flynn asked if the CPC might be invited to a meeting with the Mayor and the Reuse Committee in order to hear the ideas suggested for the interior of the building. Mr. Clarke stated he thinks that after Mayor Kay has decided, the group will come before the CPC and discuss the many possible options they suggested to the Mayor.

## **PUBLIC COMMENT**

Keith Spain  
15 Georgia Road

Mr. Spain asked if he can get a copy of the new Open Space and Recreation Plan. Mr. Clarke gave him a copy.

## **NEXT MEETING**

The next meeting of the Community Preservation Committee will be on May 6, 2010 at 7:00PM.

Chairman Flynn stated that Stuart Saginor of the Community Preservation Coalition stated that DOR will project 31-32% State reimbursement for FY2011; Weymouth CPC budgeted at 28%. Stuart paints a favorable picture of Senate Bill 90. Ms. O'Sullivan asked if Weymouth has looked at, if this passes, CPC would consider raising the hotel/motel tax. The Town may want to adopt that type of tax into law. Mr. Clarke stated that the Town Council would have to put it on the ballot. Chairman Flynn stated that the Coalition feels that if the language is changed it is a major incentive for cities to join CPA.

## **ADJOURNMENT**

At 8:20P.M., there being no further business, a MOTION was made by Mr. Hannan to ADJOURN and SECONDED by Mr. Ford. It was UNANIMOUSLY VOTED.

Approved by: \_\_\_\_\_  
Walter H. Flynn, Jr., Chairman

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