

COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
April 24, 2008

PRESENT:

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

ALSO PRESENT:

James Clarke, Director of Planning and Community
Development
Robert Luongo, Economic Development Planner
John Parnaby, Housing Coordinator

RECORDING SECRETARY:

Christine Callbeck

Chairman Flynn called the meeting to order at 7:00PM and noted that all members were present.

MINUTES

Mr. Mathews made a MOTION to APPROVE the December 6, 2007 Open Session Minutes.
Mr. Hannan SECONDED the MOTION. UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to APPROVE the January 10, 2008 Open Session Minutes. Mr.
Curtis SECONDED the MOTION. UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to APPROVE the January 31, 2008 Open Session Minutes. Mr.
Curtis SECONDED the MOTION. UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to APPROVE the February 7, 2008 Open Session Minutes. Mr.
Curtis SECONDED the MOTION. UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to APPROVE the February 21, 2008 Open Session Minutes.
Mr. Curtis SECONDED the MOTION. UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to APPROVE the March 27, 2008 Open Session Minutes. Mr.
Hannan SECONDED the MOTION. UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to APPROVE the December 6, 2007 Executive Session Minutes.
Mr. Hannan SECONDED the MOTION. UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to APPROVE the February 21, 2007 Executive Session Minutes. Mr. Hannan SECONDED the MOTION. UNANIMOUSLY VOTED.

PROJECT UPDATES

Mr. Clarke provided the project updates.

O'Sullivan Park Pavilion

Mr. Doyle gave Committee members a handout explaining some proposed changes to the Shade Project; a project that was already approved by the CPC. The new proposals will provide the same benefits to the Weymouth Recreation Summer Program, but now the pavilion can be removed from the field at the end of the summer. Another concern with the approved project was the loss of the hard surface area which was corrected in the proposal; the pavilion will now be placed next to the baseball diamond.

Mr. Ford stated that Caroline LaCroix had originally proposed the wooden structure. Mr. Ford is in favor of the new shade proposal that is removable at the end of the summer period. Mr. Ford stated that the new proposal would add color and a festive look. Mr. Ford stated that he feels that the CPC does not have to revisit this vote and put it through Town Council and the Mayor.

Mr. Clarke stated that if the Committee is in agreement with the new concept and idea, CPC does not have to revote. Chairman Flynn stated that if the Committee is in favor of the proposed shade project modifications and that proposal appears to be in agreement with the original concept, no vote is required.

Mr. Mathews asked Mr. Ford if the Recreation Commission has voted on the new concept. Mr. Ford stated that the Recreation Commission is aware of the new proposal but has not taken a vote as yet. Mr. Curtis asked where the canvas covering will be stored during the off season. Mr. Doyle stated that the Recreation Department has a garage on Essex Street and it will be stored there. Mr. Curtis stated that he is in favor of the new proposal because it restores the original use of the basketball court.

Mr. Doyle described the new structure and the footings that will hold the canvas covering in place. The canvas is wind and weather proof and the fabric is guaranteed for 10 years. A fabric replacement cost is included in the original cost.

Chairman Flynn stated that it appears that the Committee is in favor of the proposal. Mr. Clarke stated that he will talk with the Mayor and send a note to Mr. Doyle.

Fogg Library

Mr. Clarke stated that the work was completed in three days. The report is being prepared and the Construction Steering Committee will meet next week with the architects to discuss.

Bike Racks

Mr. Clarke reported that the bike racks have all been installed and the request for reimbursement will be done tomorrow.

43 Bicknell

Mr. Clarke stated that the RFP has gone out. The walk-through is tomorrow at 1:30PM. Proposals are due back by May 6, 2008.

Whitman's Pond

Mr. Clarke reported that Bob O'Connor has been working with Jim Wilson on reviewing the contracts for a harvesting machine that Pembroke, Duxbury and Hanson have been sharing via a municipal agreement. Mr. O'Connor and Mr. Wilson are moving forward on this project and Mr. Wilson has instructed Mr. Clarke to read a note to the Chairman. Mr. Wilson requested that the CPC be apprised of a \$16,000 cost to enter into the agreement. If CPC has no objections, Mr. Wilson asks the Committee to authorize the Chairman to sign the final contract when it has been drafted.

Mr. Clarke clarified that this is a \$16,000 cost for one year, and the contract is for 80 hours to do the west cove and the western end of the main cove. Mr. Clarke stated that he suspects that if the agreement works out well that Weymouth could continue the contract.

Mr. Mathews stated that this is something that should be done on a bi-annual basis and with a follow-up herbicide application.

Mr. Hannan made a MOTION to AUTHORIZE the Chairman to sign an inter-governmental agency contract with the Town of Pembroke for said services. Mr. Mathews SECONDED the MOTION. UNANIMOUSLY VOTED.

Abigail Adams Birthplace

Mr. Clarke stated that the Society has received three proposals and they are actively looking at two of them. Mr. Clarke is waiting to hear from Ms. Torrey regarding its choice.

Dugout Canoe

Mr. Clarke reported that Mr. Walker has been working with Phil Smith to determine what needs to be done to help preserve the canoe. Mr. Walker and Mr. Smith have decided that what needs to be done and have arranged for a company from Weymouth to donate the work so they will not be asking CPC for any funds at this point. There will be minor cost to the town; some electrical and plumbing.

Community Preservation Act

Chairman Flynn has been working with the Community Preservation Coalition on several proposed changes to the CPA. The three most significant changes for Weymouth are:

Increase the deeds recording fee deposited into the CP Trust Fund so that all towns and cities will receive a 75% minimum matching fund.

Allow municipalities that adopt a conventional 1% CPA property tax surcharge to supplement that surcharge with other monies. This is aimed at cities primarily. Quincy is the genesis of the idea because they have other tax revenues that they can take and dedicate to the CPA.

Clarification of the definition of recreational use and rehabilitation. Allow cities and towns to apply CPA monies for recreation projects to properties already in the town/city inventory

Some of the other changes being proposed are:

Allow the State Treasurer to distribute some minor amounts of money to the various registries of deeds to cover the administrative costs to collection of fees.

Allow the 10% annual open space set aside to be used for active and passive recreation. For instance, Weymouth would be allowed to use open space funds to make passive and active recreational improvements, such as walking trails, etc. to the Woodbine Road parcel.

Enable housing authorities, community development corporations, non-profit housing providers and others to assume an ownership role in the CPA funded housing projects.

Clarifies that the CP spending recommendations must be approved by a majority vote of the local legislative body except in cases of municipal bonding or eminent domain where a 2/3 vote is required.

Create a new optional commercial exemption of up to \$100,000 of taxable value for individual class 3 and 4 commercial and industrial property.

Allow CPA administrative funds to cover certain municipal first year start up costs, such as upgrades to tax billing software.

Clarifies that in a municipality with a city charter, a CPC may make recommendations to the Mayor or City Manager, who in turn may submit proposals to the City Council. This is already a Weymouth rule.

Chairman Flynn reported that Stuart Saginor of the Community Preservation Coalition provided its projections for the next four years State matching funds: 65% this year, 35% next year and dwindling down for four years to about 30%. Chairman Flynn stated that most believe that the real estate market has bottomed out this year. Mr. Matthews suggested members call their local legislator and ask him/her them to pass the legislation so it makes 75% guaranteed.

PROPOSAL – LABAN PRATT IRON GATE, NORTH CEMETERY – PAULA MINE, TREASURER, NORTH WEYMOUTH CEMETERY ASSOCIATION

Ms. Mine requested funds to repair/restore the Iron Gate at the North Weymouth Cemetery that was damaged in a vehicle accident two years ago. Ms. Mine has received an estimate for the repair costs of \$950. Due to inflation costs the repair work is now at \$1,200. Ms. Mine is

hoping to secure Boy Scout Troop 2 to paint the gate after the repair work is completed. The iron gates were donated by Laban Pratt in 1915.

Chairman Flynn stated that on a prior submission there was discussion of the Boy Scouts doing work within the cemeteries and such volunteer work by then was discouraged. Chairman Flynn suggested that Ms. Mine obtain full estimates for all repairs and painting to be done professionally. Mr. Lambros disagreed with Chairman Flynn and feels that this would be an excellent project for the Boy Scouts and the Cemetery Commission will have someone supervise the project. Chairman Flynn stated that he continues to object to the utilization of the Boy Scouts painting. Mr. Hannan asked if the repairs will make the gate functional again. Ms. Mine stated no, the welder said he will not be able to make the gate functional. Repairs are for beautification only. Chairman Flynn asked if CPC paid the insurance deductible, could the repairs be done to the full extent and make functional. Mr. Clarke state that he will ask Solicitor Lane.

Chairman Flynn recapped the project issues: 1) find out if the insurance period for coverage has lapsed; 2) look at all desires and deliver a comprehensive cost of all repairs. Ms. Mine will work with Mr. Clarke at the Planning Office and resubmit her proposal with better estimates for full work.

AFFORDABLE HOUSING IN WEYMOUTH - PRESENTATION

Mr. Clarke stated that the staff has put together a presentation for the Committee. Present tonight are Mr. Roland Moussally from the Weymouth Housing Authority, Ms. Nancy Sullivan from Quincy Community Action, and Mr. Norm Greiner from Neighborhood Housing Services. Mr. Clarke then turned the presentation over to John Parnaby, Housing Director, Department of Planning and Community Development.

Housing affordability is a catch phrase that includes family eligibility standards and programmatic standards.

The HUD program supports any folks at or under 80% of median income. This means that a person making \$56,650 and is eligible for HUD support. This can be targeted to a wide range of people in Weymouth. There is an extreme need for housing assistance. Very low income is 50% of median income and the extremely low income is 30% of median income. The last two standards generally are used for other programs; perhaps Section 8 programs. The Soft Second Income Limits program is the flagship of affordable housing programs for first time home buyers in Massachusetts. 80% income level = HUD with other assistance and 100% income level = HUD. These programs are being targeted for a number of different levels of first time home buyers.

Soft Second means that a first time home buyer is financing 95% of the purchase price. Soft Second is a program run by the Massachusetts Housing Partnership that takes the primary first mortgage and break it down into a first and second mortgage. First Mortgage person pays principal and interest, taxes and insurance. Second Mortgage, depending upon income and housing costs, receives a subsidy from the Massachusetts Housing Partnership; they pay interest

only for a 10 year period. This allows someone to borrow more, buy a bigger house. It will allow someone to qualify a little easier.

Income guidelines for the Massachusetts Housing Program – has a higher qualifying standard. Two people wanting to purchase in the Town of Weymouth can access an MAFA loan, if their income does not exceed \$85,800, which is substantially above the median income for this area. The Massachusetts Advantage Program is available for the same two people wanting to purchase in the Town of Weymouth whose income does not exceed \$68,600.

Affordable rental units are not a give away, but are priced to reach most of the residents in the community. There is a predetermined level of rent that needs to be charged in each area.

5-Year Consolidated Plan for HUD (2005-2009) - This plan takes a long look at the needs of the community, projected over a 5-year term, and includes some of the activities proposed to meet those needs. The information is all obtained via the census. Some of the different categories are:

Extremely Low Income 0-30% of Median – 2,629 households
Very Low Income 31-50% of Median – 2,215 households
Low Income 51-80% of Median - 3, 566 households
Moderate Income 81-95% of Median – 13,386 households
Extra Elderly Renters – 400 households
Elderly Renters – 305 households
Other household renters – 720 households
Extra Elderly Homeowners – 679 households
Elderly Homeowners – 464 households
Other homeowners – 1,335 households

Weymouth homeless population: Last year at Father Bill's there were 206 beds issued to people listing Weymouth as their last place of residence. Weymouth is a continuum of care community which means they group together with other municipalities to apply for McKinney Funding which is homeless funding. Continuum of care communities are Weymouth, Quincy and agencies that group together such as Quincy Community Action, Neighborhood Housing Association, Father Bill's, Dove, Commission on the Family from Quincy, and Friends of the Homeless based out of Weymouth.

Weymouth Housing Authority - Roland Moussally

Weymouth Housing Authority was incorporated in 1948. This is its 60th year in existence. Mr. Moussally stated that that Town of Weymouth recognized early on the need for affordable housing and continues to support housing needs. The mission of the Weymouth Housing Authority is to provide affordable, decent, safe and sanitary housing and the maintenance of the existing units and the development of new units. The mission also is to adopt appropriate management policies and procedures to ensure efficient and responsive operations and to support resident participation and active involvement in the community.

WHA manages both federal and state affordable housing units in five developments:

J. Crehan Elderly Development (Calnan Circle) - 156 one bedroom units

Pope Towers Elderly Development – 60 one bedroom units

Cadman Place – 30 unit elderly development

Lakeview Manor – 189 units

Pleasantville – 40 units

Section 8:

159 housing choice vouchers under federal program

100 housing choice vouchers under different state housing authorities

259 TOTAL choice vouchers

91 vouchers from the Massachusetts Rental voucher program

The Weymouth Housing Authority assists a total of 825 families living in affordable housing. At this particular moment, WHA has 4,100 people on their combined waiting list.

Quincy Community Action – Nancy Sullivan, Director

Ms. Sullivan stated that Q-CAP is the designated anti-poverty agency for Quincy, Weymouth and the surrounding areas that were incorporated in 1965. It has an array of programs and services dedicated to helping low – moderate income households. Last year through its programs and services, 159 families from Weymouth were provided with services such as eviction avoidance, one-on-one counseling for first time homebuyers and mortgage foreclosure prevention. Ms. Sullivan stated that every day she receives calls from people who can't make their rent. With the support of the Town of Weymouth, they provide 26 units of affordable housing in Weymouth.

Neighborhood Housing Services – Norman Greiner

Mr. Greiner thanked CPC for its support to NHS projects. Mr. Greiner stated that Mr. Parnaby has provided a lot of information on the housing programs and NHS is involved in every step. NHS is trying to retain local flavor by keeping local representatives on its board of directors. NHS sends its people out to have the best national training to become a proper counselor of foreclosure prevention. All things must meet industry standards. NHS belongs to the National Network and it reviews all of the data so then when they review the consolidated plan they find places to assist homebuyers. NHS provides First Time Homebuyers workshops, Down Payment Assistance programs, De-leading programs, and Foreclosure Prevention programs. Mr. Greiner stated that he lost count after 300 cases of foreclosure prevention that NHS recently worked on. Mr. Greiner stated that with 72 homeless children in Weymouth, NHS knows that if they develop 12 units for the homeless families, that they are helping with a need in the Town. NHS accesses state funds to give down-payment assistance to first time homebuyers. NHS networks with all the other housing assistance programs.

Mr. Mathews asked, via the guidelines, do homeowners spend 30% of their gross income on rent? Answer yes. Mr. Mathews asked if the private developer that is working on the Fulton School will work with the housing authority and their waiting list? Mr. Clarke answered no; there is not any specific coordination. The developer will do its own marketing. Mr. Moussally

stated that the Housing Authority cannot intermingle with the developer. Mr. Moussally stated that he does not know a way to get around the rules.

Mr. Mathews asked if there are any existing housing developments that need rehabilitation or preservation funding that CPC could look into. Mr. Mathews stated that he would hate to see another existing project have to go through the same reduction in numbers as Calnan Circle needed. Mr. Mathews stated that he is interested in preserving the current state of housing and he is an advocate for more senior housing in Weymouth. Mr. Lambros asked if there are any guarantees that Weymouth seniors will get preference at the Fulton School development. Mr. Clarke stated yes, 70% is to be dedicated to Weymouth seniors.

Block Grants – Federal Funding – 40B – 40R

CDBG

Mr. Parnaby stated that under the CDBG program, since 1982 there has been a housing program in Weymouth. They have served in excess of 500 people. They offer up to \$10,000 in financing. If they are at the 50% level, CDBG will give them a loan; under the 50% level the loan is at no interest. At some point in time the Town of Weymouth recovers the funds and it goes back into the revolving loan account. In 1982, the account had \$150,000 in it initially, CDBG has made all those loans and right now they have a balance of about \$130,000 in the account and they are owed roughly the same in loans. This has been a really good program for the Town of Weymouth. CDBG can help a senior with a loan.

HOME

HOME is a housing development program and what it tries to do is provide infill affordable housing. All HOME funds that are given are deferred payment loans. The money always comes back to the Town of Weymouth. The Town partners with the non-profits to provide support services.

40B

Mr. Clarke stated that this process is where development projects can come in and go before the Zoning Board of Appeals. Communities must have at least 10% of its subsidized housing inventory or the land area calculation for those units. Weymouth is at about 8.1% right now for meeting the subsidized housing inventory of units, but does meet the land calculation requirements.

40R – 40S

Mr. Clarke stated this is an overlay district; a zoning designation that can be for an area or for a parcel. The Clapp Memorial Building has been discussed by a developer to try and put a housing development on that parcel. About a dozen communities now have adopted 40R-40S projects. There are some financial incentives to doing this.

Mr. Clarke stated that some other CPA communities have to invent programs. Weymouth has an array of programs already available to them either through the Town of Weymouth or via partnering with the Housing Authority or Q-CAP.

Chairman Flynn thanked all the housing representatives for coming this evening and for their presentations.

Mr. Clarke stated that 40S is a companion to the 40R legislation whereby school children that are housed in a development that is approved under 40R – the state will make a payment for the added cost for that student. It is complicated, but that is the gist of it. Mr. Clarke stated that he is not aware of any community that has received a payment for this program as yet.

OTHER BUSINESS

Mr. Lambros reported that he has received a letter from Barbara Johnson, regarding the piece of property at 529 Commercial Street being torn down. Mr. Clarke stated that there is a proposal for a demolition permit that has been applied for. The property is on a demolition delay list. The Weymouth Historical Commission will be holding a hearing on this property at their next meeting on the first Tuesday in May. Mr. Lambros asked if he is correct to assume that a developer has bought the land and wants to knock down this building. Mr. Clarke stated that the Town has a demolition delay ordinance that requires when a permit comes in for demolition the Commission holds a hearing and determines the significance of the building and whether the building needs to be preserved or not. The building can be demo-delayed for up to six months; demolition is not prevented but just postponed. Mr. Lambros asked Mr. Clarke if his response to Ms. Johnson should be to refer her to the demolition delay committee. Mr. Clarke stated yes.

Mr. Mathews advised the committee that Chairman Flynn will be presenting the CPC budget to the Budget Management Committee at the next Town Council meeting on May 13, 2008 at 6:45PM; all are welcome to attend.

NEXT MEETING

The next meeting will be held on May 15, 2008.

ADJOURNMENT

At 9:40PM, there being no further business, a MOTION was made by Mr. Ford to ADJOURN and SECONDED by Mr. Mathews. UNANIMOUSLY VOTED.

Approved by:

Walter H. Flynn, Jr., Chairman

Dated: _____