

**COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
MAY 6, 2010**

**PRESENT:**

Walter Flynn, Chairman  
Stephen Ford, Vice Chairman  
Laura Harbottle  
Donna O'Sullivan  
Ed Harrington  
Christopher Hannan

**NOT PRESENT:**

Donald Mathewson  
Donald Sheehan  
Dan Condon, Clerk

**ALSO PRESENT:**

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.

**OLD BUSINESS**

**Woodbine Road - Conservation Restriction**

Mr. Luongo stated that he received a letter from Arthur W. Hughes of the Office of Energy and Environmental Affairs for the Commonwealth of Massachusetts. The letter stated that they would like to see parking back at the Woodbine parcel along with a site for launching of canoes, kayaks or other such non-motorized boats.

Chairman Flynn stated that it's looking more like the Committee has purchased property that it can't use and can't dispose of. Mr. Luongo stated that he will speak with Solicitor Lane about that. Chairman Flynn asked if the Town can sell the parcel, since it cannot use it as the CPC envisioned. Mr. Luongo stated that once the CPC purchased the parcel and the Town Council approved the purchase, the parcel then belongs to the Town.

Chairman Flynn suggested that the island could be linked to the shore portion so that police can check both areas. Ms. O'Sullivan asked if there is value from an ecological or conservation perspective. Chairman Flynn stated that the CPC initially thought of walking paths primarily. Woodbine Road people don't want to promote parking and using parcel in general. Mr. Clarke stated that there are probably things that could be put back into the Conservation Restriction.

Mr. Harrington asked if there is a lesson in this purchase that the Committee could learn from. Ms. Harbottle is wondering about the tight spot; get the restriction or the town is in a tight jam. Mr. Ford asked if the Town Council fully understood or realized the parking area was not to exceed six cars parked. Chairman Flynn asked would the State be interested in six handicap parking spaces. Mr. Luongo stated that he would like to see Mr. Clarke speak with the Whitman's Pond Association and the Town Council and then approach the State with a response.

Mr. Ford does not agree that the neighbors on Woodbine Road can say you cannot park there. Four or five parking spots need to be made. The State's letter needs to be brought to the attention of the Town Council. Mr. Hannan stated, when buying parcels, should the CPC consider them all recreational parcels, which would not require a conservation restriction. Mr. Harrington stated that the Committee should not assume that it can write up every proposal indicating who it is deemed for, such as "open space", or "recreational space", etc.

Mr. Luongo stated that the Committee now knows to vote the Conservation Restriction at the same time as the purchase of the land. Chairman Flynn stated that he feels that Mr. Clarke can convey to the Mayor how the CPC feels and if they need/want help from the CPC, it would be glad to help.

## **PROJECT UPDATES**

### **Open Space Plan**

Mr. Clarke stated that an Open Space Plan is being worked on, and a draft update from the Mayor and Mr. Clarke will be made available at the next meeting.

### **Legion Wall**

Gene Raymond - contract is on schedule to do this season.

### **Reed Cemetery**

The work is underway.

### **Herring Run Park**

Working with the Cultural Council to put a mural on the rear wall of the Venetian Restaurant facing the Herring Run.

### **Whitman's Pond Association**

Chemical Herbicide Treatment permit in process - the Conservation Commission will approve or deny the treatment on May 26, 2010.

### Fogg Library

The staging is up and they are doing asbestos abatement. Test cuts within next week, take down stone in test area, label and store the stone to be placed back at later date. All work done by October 31, 2010.

### Abigail Adams Study

The invoice has been prepared for Committee signatures this evening.

### Mutton Lane

Need to put a Conservation Restriction on the parcel and need to choose someone to hold the Conservation Restriction. Chairman Flynn suggested Pond Meadow.

## **NEW BUSINESS**

Chairman Flynn stated that he received an e-mail from Kim Gilman of the Community Preservation Coalition asking for Town support for SB90. This bill has 4 elements: (1) provide community with 75% reimbursement rate, (2) improve parks, (3) allow cities to utilize the hotel tax for CPA use, and (4) an optional business exemption.

## **PUBLIC COMMENT**

Keith Spain  
15 Georgia Road

Mr. Spain asked if they are working every day at the Fogg Library because he does not see them there every day. Mr. Clarke answered yes.

## **EXECUTIVE SESSION**

Mr. Ford made a MOTION to go into EXECUTIVE SESSION for the purpose of considering the purchase, exchange, lease or value of real property, and to reconvene in OPEN SESSION. Ms. Harbottle SECONDED the MOTION and on a roll call vote it was UNANIMOUSLY VOTED.

## **NEXT MEETING**

The next meeting will be decided at a later date and all members will be notified.

## **ADJOURNMENT**

At 8:30P.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: \_\_\_\_\_