

COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
May 15, 2008

PRESENT: Walter Flynn, Chairman
Arthur Mathews, Vice Chairman
Adrienne Gowen, Clerk
Stephen Ford
James Cunningham
Thomas Curtis

NOT PRESENT: Christopher Hannan

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 7:30PM and noted that all members were present except Mr. Hannan.

Chairman Flynn advised the Committee that Mr. Lawrence Lambros has resigned his position. Chairman Flynn stated that he, Mr. Hannan and Mr. Lambros had some discussion at the last meeting about Mr. Lambros offering to step aside when he next met with the Mayor regarding their reappointment to the Committee. Chairman Flynn recommended that both Mr. Hannan and Mr. Ford be reappointed to the CPC and the Recreation Commission just this evening at the Town Council Budget and Management Committee meeting.

Chairman Flynn reported that the Budget Management Committee meeting this evening was without incident. Chairman Flynn stated that he would have liked to have stayed at the meeting and discussed the Senate Bill 137 that is pending in the legislature, and that has several pieces that are of interest to this community. An amendment to the senate language was added to raise recreation to the same level as historical/open space/housing, allowing CPC to use CPC funds for projects and facilities that are already in existence.

Mr. Curtis asked if this bill is in response to the issue in Newton. Chairman Flynn stated no, this is a bill that has been languishing for about two years and it was added because of the discussions of the Community Preservation Coalition with cities and that not enough cities are adopting the CPA. Because there are not enough cities adopting the CPA, there is not enough political clout for agencies involved in Community Preservation and legislators would like to see more cities adopt the CPA. Cities need to be enticed to join the CPA.

Chairman Flynn advised the Mayor to address the three major issues:

Clarify the language on recreation to allow the CPC to use its funds for properties that were previously owned by the town.

Allow it to use Open Space funds for active and passive recreation.

Clarify the language to allow communities to use CPA funds to provide an allowance for qualified third parties/non-profit organizations to hold, monitor and enforce deed restrictions that are required under the act (Chapter 184 mandates that CPC's do this)

MINUTES

The minutes were tabled to a later meeting.

PROJECT UPDATES

Mr. Clarke provided the following project updates:

APPROVED PROJECTS

Old North Cemetery

Mr. Clarke reported that the proposer is exploring the comments made at the last CPC meeting regarding insurance and a few other things. Photos of the Pratt iron gates that were damaged were provided.

Fogg Library

Mr. Clarke reported that the architect has completed a list of the repairs to the exterior. Mr. Clarke is meeting with the Mayor in two weeks to review the listing and will be able to present an update to the CPC at the next meeting.

Back River Trail – Herring Run Pool

Mr. Clarke stated that the staff committee has recommended a landscape architect for this project. This person will be preparing a contract and the staff will be initiating some public discussion on the design of the Herring Run Pool shortly.

O'Sullivan Pavilion

Mr. Clarke reported that he forwarded a memo to the Mayor regarding the wishes of this Committee from the previous meeting; the changes are within the original scope and the Mayor will do a cover letter and send it to the Town Council.

Abigail Adams Society

Mr. Clarke reported that they have received three proposals and the society has chosen someone. A contract is being prepared and will be executed just as soon as the Town Council acts on the funding request.

Bike Racks

Mr. Clarke has submitted the reimbursement request to the MAPC.

43 Bicknell

Mr. Clarke reported that the contract for the archeological survey work has been done and will probably be ready to be circulated tomorrow.

Weed Harvester

Mr. Clarke reported that Weymouth will be entering an inter-municipal agreement with the Towns of Duxbury and Pembroke. Mr. Mathews stated that he has spoken with the DPW Director and the Town Engineer and the agreement has two problems: one town said no to the possible inter-municipal agreement with Weymouth and the machine is broken. Mr. Mathews added that he feels that there is a blame game going on between the other two towns. Mr. Mathews stated that Weymouth offered to fix the machine and that those costs could count as part of Weymouth's cost of the machine. The talks were inconclusive and an agreement was not met. Mr. Mathews stated that he is awaiting more information from the DPW.

PENDING PROJECTS

Neighborhood Housing Services – Main Street project

Mr. Clarke reported that the memo has been forwarded to the Mayor and he is sorry for the delay in sending that off.

Dug-out Canoe

Mr. Clarke stated that he is anticipating the Weymouth Historical Commission possibly withdrawing its request for funding this project due to the work being donated. Mr. Clarke will report more when the donation work has been finalized. Mr. Clarke stated that he expects that at the June meeting he will have more information.

PUBLIC COMMENT

Mr. Steve Riley
Weymouth Youth Soccer
107 Old Country Way

Mr. Riley stated that he was here on behalf of Weymouth Youth Soccer and the other sports leagues in the town. Mr. Riley stated that he was here to discuss the field needs in the town. Weymouth Youth Soccer plays primarily at Central and the field has been grossly overused for a number of years. Safety issues due to wear and tear are now of major concern to the leagues using this field.

Mr. Riley stated that he met with other groups in the town and they all have the same concerns; Weymouth "needs better fields". Mr. Riley stated that the groups were working together to make a request for funding and they would like to propose to have the fields at Central be expanded and better utilized.

Mr. Riley has met with an engineer from Gale Associates and they have recently done similar work for other communities using CPC funding. Mr. Riley is requesting funding for a field

study to be completed by Gale Associates in the amount of \$18,000. This request is for a proposal to develop a needs assessment for the fields in the town. Mr. Riley suggested that the proposal be a three-part plan with all different costs to be evaluated (low, medium, high). At this time Mr. Riley is only requesting funding for the study portion of the idea.

Chairman Flynn suggested that Mr. Riley contact the Planning Department and obtain an application and submit it as soon as possible.

Mr. Clarke stated that after he receives the application he will forward copies on to the Committee members.

Mr. Mathews asked if the proposer will be required to obtain three quotes. Mr. Clarke stated that he will look at the application first and determine what needs to be done. Mr. Mathews asked that Mr. Clarke make sure that the funding for this type of study is legal.

Chairman Flynn suggested that Mr. Riley send letters to the Town's State Representatives and Senator and let them know that the involved groups support the changes to the CPA to allow the town to expend CPC funds on properties already owned by the Town.

John Killeen
57 Mount Vernon Road

Mr. Killeen stated that he is here tonight in support of Mr. Riley's project proposal as a representative of Weymouth Soccer Club, as a coach and individually. Mr. Killeen has looked at the proposal and it is a fantastic proposal, particularly if this one could come anywhere near the ones passed in Swampscott, Marblehead and Needham.

The proposal itself meets the CPA requirement for funding and it is consistent with the Master Plan for Recreation. The Master Plan specifically seems to be more focused on areas of the Town and this proposal would ultimately help the entire Town with its capacity to take on lots of different sports. Any type of relief to the current use of the fields in the Town can only be positive as opposed to the conditions of the fields currently.

Mr. Mathews stated that he hopes that the study/analysis gives more than one scenario based on funding.

Mr. Riley stated that Needham was in a similar funding situation as Weymouth is and Gale Associates assisted Needham in securing funding from the state and private funding sources for \$5.3 million.

NEXT MEETING

Mr. Clarke reported that the staff is currently working on an all boards/committees meeting to be held on Tuesday, June 17, 2008 at 7:00PM at the Whipple Center. In prior years the meeting has included the Planning Board, Board of Zoning Appeals, Conservation Commission and Historical Commission. This year's intent is to invite the CPC as well. The meeting is an

educational process and also a chance to share issues between the different boards/committees. The Mayor will speak and take some feedback. Some of the things they will talk about include: open meeting law, Mullin rule, etc. An official notice will follow.

The next meeting of the Community Preservation Committee will be held on June 26, 2008 at 7:00PM.

EXECUTIVE SESSION

Mr. Mathews 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. Mr. Cunningham SECONDED the MOTION and on a roll call vote it was UNANIMOUSLY VOTED.

ADJOURNMENT

At 8:50PM, there being no further business, a MOTION was made by Mr. Mathews to ADJOURN. SECONDED by Mr. Curtis. UNANIMOUSLY VOTED.

Approved by: _____
Walter H. Flynn, Jr., Chairman

Dated: _____