

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
May 17, 2007**

The Community Preservation Committee of the Town of Weymouth held a public meeting on Thursday, May 17th, at 7:00PM at the McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA.

Present:

Walter Flynn, Chairman
Arthur Mathews, Vice-Chairman
Adrienne Gowen, Clerk
Brian O'Halloran
Larry Lambros
Stephen Ford
Tom Curtis

Not Present:

James Cunningham
Christopher Hannan

Also Present:

James Wilson, Chief Financial Officer
Robert Loungo, Economic Development Planner

Recording Secretary:

Leia DiLorenzo-Secor

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

Approval of Minutes

Minutes – December 14, 2006

Mr. Ford made a MOTION to ACCEPT the December 14, 2006 minutes. Mr. Mathews SECONDED the motion. UNANIMOUSLY VOTED.

Minutes – January 25, 2007

Mr. Mathews made a MOTION to ACCEPT the January 25, 2007 minutes. Mr. Ford SECONDED the motion. UNANIMOUSLY VOTED.

Minutes – February 8, 2007

Mr. Ford made a MOTION to ACCEPT the February 8, 2007 minutes. Mr. Mathews SECONDED the motion. UNANIMOUSLY VOTED.

Minutes – February 22, 2007

Mr. Ford made a MOTION to ACCEPT the February 8, 2007 minutes. Mr. Curtis SECONDED the motion. UNANIMOUSLY VOTED.

Minutes – March 1, 2007

Mr. Ford made a MOTION to ACCEPT the February 8, 2007 minutes. Mrs. Gowen SECONDED the motion. UNANIMOUSLY VOTED.

Minutes – March 8, 2007

Mr. Ford made a MOTION to ACCEPT the February 8, 2007 minutes. Mr. Mathews SECONDED the motion. UNANIMOUSLY VOTED.

Update on Budget Presentation

Mr. Flynn asked Mr. Wilson to update the Committee on the CPC Budget submitted to Town Council for consideration. Mr. Wilson stated that the Budget was submitted to the Town Council for review and forwarded to the Budget Management Committee and a hearing was held. This is the first submission for the CPC and Mr. Wilson is meeting with the Internal Auditor to help answer any questions on Monday, May 28. The Budget then was presented at the Public Hearing Monday, May 21 and on Tuesday, May 22. The Budget Management Committee in its deliberations voted to take each category separately, Administrative Cost, General Reserve, Historic, Open Space, Housing, and Recreation. This practice is followed to allow adjustments to any line item instead of the whole budget submitted. In the case of the CPC Budget, any adjustments would create an unbalanced budget which would require further action by the CPC to rebalance and resubmit. Mr. Wilson will keep the Committee informed as to any changes that will need to be made.

Mr. Flynn stated he was in attendance of the Budget Management meeting and it was obvious there were many question in regards to the CPC Budget and its organization since this Committee is relatively new.

Mr. Lambros stated that he thought the meeting went well and that Mr. Flynn and Mr. Wilson did an outstanding job with the presentation.

Mr. Mathews stated that the Budget Management Committee will be voting all the town budgets including the CPC budget and forwarding them to the Town Council for approval around June.

Mr. Wilson stated that the Budget Management Committee is planning to meet May 24 to take up outstanding issues, and plans to send a recommendation of action to the Town

Council on June 4. If all proceeds as planned, the Funds will be available for expenditure on June 14. After that date, the CPC needs to develop a procedure to expend the funds. Mr. Wilson recommended that a future meeting be reserved for the planning process since all six projects will require different courses of action. He will also be in attendance to help guide the committee with recommendations during the process.

Mr. Flynn stated that he would also like to formalize the expenditure process once outlined.

Discussion ensued regarding the timetable for the Committee in regards to the Budget and approval of future projects.

Mr. Flynn suggested that Mr. O'Connor be asked to attend the meeting to speak about process and his Department's role.

R. Cullinane Proposal

Mr. Flynn stated that in the previous meeting there was no vote to decline to proceed but it was the consensus of the Committee.

Mr. Matthews requested that each Funding Proposal be assigned a number for tracking purposes.

Mr. Matthews stated that the request was for land off of Forest Street and the consensus to not proceed was because the land was locked by wetlands and deemed not a buildable lot.

Mr. Flynn stated that the land would only be of value to a developer who would like to develop on Massapog Street to increase square footage.

Mr. Matthews made a MOTION for no further action on the R. Cullinane proposal. Mr. Curtis SECONDED the motion. UNANIMOUSLY VOTED.

Mr. Ford requested that a letter be sent to R. Cullinane to inform him of the committee's decision of no action.

Discussion ensued regarding the process of sending letters when proposals are declined.

Mr. Lambros made a MOTION to send a letter as a normal course of events when a proposal is declined. Mrs. Gowan SECONDED the motion. UNANIMOUSLY VOTED.

43 Bicknell Road

Mr. Flynn stated that this property has been argued in the media and certain questions cannot be discussed in executive session so the discussion will start in open session and go into executive session if the content warrants doing so.

Mr. Flynn asked Mrs. Purdy-Quinlan, Mr. Dorsey and Mrs. Evans if there was anything new to add to the proposal.

Discussion ensued about the parcels history.

At 8:43 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. Roll Call Vote:

Mr. Lambros Abstained

Mr. O' Halloran- YES

Mr. Ford- YES

Mr. Matthews- NO

Mrs. Gowen- YES

Mr. Curtis- YES

Mr. Flynn NO

MOTION PASSED

At 9:13 the Committee returned to Open Session.

Mr. Matthews suggested waiting to discuss this issue further when the full Committee is present and continue on the evening's agenda.

Mrs. Purdy Quinlan stated the Committee could tour the property inside and out; call her to make arrangements at 781-492-9442.

Mr. Flynn stated there have been two new proposals made to the Committee, but he has not had a chance to review them.

Mr. Matthews asked if the two proposals could be reviewed and the proponents be invited to the next meeting for a presentation to the Committee.

Mr. Flynn stated that there would be a need for a meeting before June 14 to go over the expenditure process, as well as the review of new proposals, but also that the Committee's designees could change, since everyone is appointed from various Committees.

Mr. Matthews stated he just wanted to have one meeting to focus on the Bicknell property and the new projects on the table including the weed harvesting project since they are time sensitive.

At 9:25 Mr. Matthews 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. Roll Call Vote:

Mr. Lambros YES
Mr. O' Halloran- YES
Mr. Ford- YES
Mr. Matthews- YES
Mrs. Gowen- YES
Mr. Curtis- YES
Mr. Flynn YES

MOTION PASSED

At 9:55 the Committee returned to Open Session.

OTHER BUSINESS

Mr. Lambros made a MOTION to Adjourn.

Mr. Matthews asked that the motion be WITHDRAWN.

Mr. Matthews spoke about the Whitman's Pond Association proposal for the funding of \$26,000.00 for weed harvesting and/or hydro raking in two portions of Whitman's Pond. It is a time sensitive matter since the weeds come only in the summer. Because of the high cost and the understanding that the whole town has needs the Whitman's Pond Committee is asking for only a portion of funding.

Mr. Flynn asked if there was any inquiry into the purchase of the machine.

Mr. Matthews stated that the machine is costly and could bring up issues with the collective bargaining agreement the with DPW union.

Mr. Matthews stated that if indeed the Whitman's Pond Committee purchased the machine, it would be very costly and would still have to go to the Conservation Committee. But with this plan they have already received a cost estimate for two weeks worth of work with one machine, or two machines for one week, but the disposal will require DPW's trucks to take the weeds to the compost yard.

Mr. Flynn stated that the next meeting will be May 24 at 7:00 p.m. to discuss the existing proposals. Also the meeting on procedures will be June 14 at 7:00 p.m.

Mr. Matthews wanted to read to the Committee a portion on the Department of Revenue Bulletin on issues and procedures since there is a section on the Community Preservation Fund. The Bureau expects that over 100 cities or towns will use this option in Fiscal year 2008. Based on the balance of the state fund from surcharges at the Register of Deeds, they expect matching Funds to be awarded in October, 2007 will again be equal to 100% of the surcharge levy. To reiterate a point from earlier discussions, as a result of a reduction in the number of deeds and related transactions and an increase in the number of cities and towns participating, as well as an increase in the surcharge amount levied by each city or town, the duration of the 100% state match is uncertain.

Mr. Flynn was reminded about a fifth item for the next meeting and that is whether the CPC desires to be a member of the Community Preservation Coalition.

ADJOURNMENT

At 10:05PM, there being no further business, a MOTION was made by Mr. Lambros to adjourn and was SECONDED by Mr. Ford, UNANIMOUSLY VOTED.

Approved: _____
Walter Flynn, Chairman

Dated: _____