

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
MAY 24, 2007**

PRESENT:

Walter Flynn, Chairman
Arthur Matthews, Vice Chairman
Adrienne Gowen, Clerk
Stephen Ford
James Cunningham
Brian O'Halloran

NOT PRESENT:

Lawrence Lambros
Christopher Hannan
Tom Curtis

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 and noted that Mr. Lambros, Mr. Hannan and Mr. Curtis will not be present.

Presentation by South Suburban Affordable Housing Inc. for proposal at Zero Pond Street

Chairman Flynn introduced Mr. Roland Moussally, Chief Operating Officer of South Suburban Affordable Housing, Inc. Mr. Moussally outlined the proposal for funding in the amount of \$440,000 for Zero Pond Street, a 24 unit affordable housing facility to be built in South Weymouth. Mr. Moussally stated that the proposal meets the needs of the Town, is smart growth, promotes affordable housing and guarantees permanent long term affordable housing. Mr. Moussally stated that the project has been approved by the Board of Zoning Appeals and the Conservation Commission. The project was appealed by the abutters and the case took two years in court and has now been settled. The costs have increased in the past two years from the funding amount that was secured – the difference is \$1.2 million.

Mr. Matthews asked who will maintain the property. Mr. Moussally stated that the Weymouth Housing Authority will maintain the property. Mr. O'Halloran asked Mr. Moussally to explain the request for unforeseen costs. Mr. Moussally reported that his financial department came up with the cost amounts, and he assumes they are for fuel and construction costs. Mr. O'Halloran asked for a general sense of what stage the project is in. Mr. Moussally stated that they are in the process of securing other loans at this time. Mr. Matthews asked the number of people on the waiting list for affordable housing. Mr. Moussally stated the number is 3,000 for public housing and Section 8. Chairman Flynn

asked how many of the 24 units are designated Section 8. Mr. Moussally stated that 6 units are Section 8 with Weymouth residents and Weymouth employees given a priority.

Presentation by Whitman's Pond Association On the Whitman's Pond Restoration Project

Chairman Flynn introduced Mr. Tom Daru, Treasurer, Whitman's Pond Association. Mr. Daru stated that the weed harvesting was done in 2003, and needs to be done on a regular basis. Mr. Daru stated that the weeds are currently choking the pond and the pond will take itself over if the harvesting isn't done again soon. Mr. Daru stated that the Whitman's Pond Association is requesting \$26,000 in 2007 to fund a weed harvesting restoration project for Whitman's Pond.

Mr. Matthews asked Mr. Daru to explain the cost estimate. Mr. Daru stated that he obtained a cost estimate from Aquatic Control Technology, Inc. The cost estimate is based on two weeks of work and includes:

Aquatic Control	\$16,000
Disposal Control	\$ 8,000
Unforeseen Costs	\$ 2,000
Total cost estimate	\$26,000

Mr. Ford asked Mr. Daru who paid to have the work done in 2003. Mr. Daru stated that the Town of Weymouth paid to have the pond's weed harvesting done in 2003. Discussion ensued regarding the purchase of a weed harvester and who would do the work if the Town owned a weed harvester.

Mr. Daru stated that the pond is Town property and if a "non-town worker" worked on the pond there would be "issues" with liability. Mr. Daru stated that if the Whitman's Pond Association were to purchase a weed harvester they would need somewhere to house the machine when not in use. Mr. O'Halloran asked how much does a weed harvester cost. Mr. Daru stated \$100,000 is a basic cost. Mr. Matthews stated that a few years ago he researched the costs of a weed harvester and found costs of \$214,000 - \$230,000 for a machine and trailer. Mr. Matthews stated that the price of metal has gone up and the costs need to be revised. Chairman Flynn asked the difference between the harvester and the rake. Mr. Matthews stated that they are two different machines. The harvester has feet and scrapes up the weeds. The rake floats and scoops the lilies and weeds. Mr. Matthews stated that there are pros and cons to the Town owning a weed harvester. If the Town owned the machine then Town employees would have to operate it. Mr. Matthews continued that if the Association owned the machine the town would not be liable in any way. When the Association wanted to harvest the pond they would have to obtain a permit.

Chairman Flynn asked Mr. Daru if the Association would be interested in reimbursing the CPC when the host agreement funds become available. Mr. Cunningham stated that they only want to clean up the pond and have the weeds removed. Mr. Cunningham further

stated that the CPC should be encouraging this project because it is open space and the right way to use the CPC funds.

Chairman Flynn asked why Lake Street Beach is not in use. Mr. Matthews stated that the funding dwindled and the Mayor decided to have all swimming at Wessagusset Beach instead of at Lake Street and Wessagusset. Mr. Matthews further stated that having all swimming at Wessagusset is also supported by the Weymouth Recreation Department. Chairman Flynn asked Mr. Matthews if the beach was still usable. Mr. Matthews stated that the beach house is gone but the beach is still usable. Mr. Matthews stated that there is a weed issue at the Lake Street Beach.

Mr. Daru stated that Ms. Lorraine Larrabee passed away and left \$25,000 to be used by the Whitman's Pond Association for the purpose of cleaning the pond. Chairman Flynn stated that weed harvesting each year looks like maintenance. Mr. Matthews stated that the weed harvesting is for restoration and possible future recreational use.

Mr. Clarke stated that the Committee needs to look carefully at the maintenance issue. Mr. Matthews stated that he has put a call in to the Community Preservation Coalition and has still not heard back from them regarding this issue. Mr. Cunningham stated that it is up to the Committee whether it becomes a maintenance or restoration issue. Chairman Flynn asked Mr. Matthews to supply him with all the information regarding his call to the Coalition and he will write a letter to them.

Public Comment

Ms. Mary Feely, Vice President
Whitman's Pond Association
Cranch Street
West Cove, East Weymouth, MA

Ms. Feely stated that every year the weeds are coming closer and closer to taking the pond over and the town is losing land. Ms. Feely stated that shortly the big side of the pond will start to look like the West Cove.

Chairman Flynn stated that the CPC will require:

- 1) a legal opinion
- 2) contact with the Coalition to get information regarding other towns that have done this already.

Mr. Matthews suggested doing the second item first and then speaking with the Town Solicitor. Mr. Matthews further stated that this is a time sensitive issue and the Association should do the work in the fall.

Mr. Ford asked Mr. Clarke if some of the water mitigation fees funds are available for this project and if this pond is part of the town's water supply. Mr. Clarke stated that the Main

Pond and the West Cove are not part of the town's water supply. Mr. Luongo suggested leasing the equipment to purchase over time so cost is reduced. Mr. Cunningham asked if the CPC could go ahead with the harvesting. Mr. Matthews informed Committee members that the Town Council will adjourn for the summer months of July and August. Mr. Cunningham proposed a motion to approve the proposal for \$26,000. Mr. Matthews suggested that the CPC not take action tonight but have a meeting next week and decide then. Mr. Matthews further asked if the CPC feels comfortable hiring a harvesting company to do the work.

Mr. Cunningham made a MOTION to approve the project for \$26,000 for the creation of recreation space and the preservation of open space using funds from the FY '07 fund balance and open space funds. Mr. Ford SECONDED the motion. UNANIMOUSLY VOTED.

Response to Proposal

Mr. Clarke read the draft letter to Mr. Cullinane regarding the land purchase that was discussed at the last CPC meeting.

May 24, 2007

*Mr. Robert V. Cullinane
12 Valley Road
Weymouth, Ma 02188*

RE: Sheet 44, Block 504, Lot 2

Dear Mr. Cullinane:

The Community Preservation Committee has reviewed your offer to sell the above referenced property to the Town. The Committee appreciates your thinking of the Town first prior to disposing of the property. However, at our meeting of May 17, 2007, the Committee voted not to pursue the purchase of this property.

Although the forested swamp is a valuable wetland resource, it is isolated from the other major wetlands and does not abut other Town conservation properties. At this time, the Committee is pursuing several purchase options that, in our opinion, are more valuable or critical for the Town.

Thank you for thinking of the Town and the Community Preservation Committee in your property decisions.

Regards,

*Walter H. Flynn, Jr., Chairman
Community Preservation Committee*

Cc: Mayor Madden
Jim Wilson, CFO

EXECUTIVE SESSION

Next Meeting

Chairman Flynn stated that the next meeting of the CPC will be held on June 14, 2007 at 7:00PM.

Adjournment

At 9:05PM, there being no further business, a MOTION was made by Mr. Matthews to adjourn and was SECONDED by Ms. Gowen. UNANIMOUSLY VOTED.

Approval: _____
Walter H. Flynn, Jr., Chairman

Dated: _____