

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
JUNE 4, 2009
MINUTES**

PRESENT:

Walter Flynn, Chairman
Arthur Mathews, Vice Chairman
Stephen Ford
James Cunningham
Scott Coven, Clerk
Dan Condon

NOT PRESENT:

Laura Harbottle
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 6:30PM and noted that Ms. Harbottle and Mr. Hannan were not present.

OLD BUSINESS

Project Updates

Mr. Clarke stated that the Budget Management Committee Meeting regarding Tammy Brooke Apartments and the Cemetery Commission went well. Both projects were well presented and received. The Budget Management Committee voted in favor of the projects on a 2-1 vote for Tammy Brooke. The one issue with Tammy Brooke was how the tax structure setup is and do they get a special tax rate.

Chairman Flynn stated that he was present at the meeting and Councilor DiFazio stated that if it weren't for the CPC, many projects would go "undone".

Fogg Library

Mr. Clarke stated that there was a site visit last week. Bid submission in mid June; final bids at the end of June. There is not much competition; most of the work is roof and masonry. Mr. Clarke stated that he hopes the project will be under way in July. The Planning Board will be putting up a sign that states this is a CPA funded project. The Columbian Square is a good location for this advertisement.

Woodbine Road

Mr. Luongo stated that the draft conservation restriction was sent to Pond Meadow. One member of the Commission, Mike Richardi, had questions regarding the enforcement action - who pays. The answer is the Town pays. The Town and Pond Meadow pay one-half of the cost of the mediator. CPC will be reimbursed as well. Mr. Luongo will clear up any remaining questions and talk with Solicitor Lane, then send to the State for their review. Mr. Luongo stated that he will make sure that Mr. Cunningham's question regarding "grantor/grantee" is addressed with Solicitor Lane.

Mr. Mathews asked if \$5,000 is too much to pay for the record keeping. Mr. Mathews stated that someone from Pond Meadow will do research on how much others are getting paid for this one-time fee for the annual report. Mr. Clarke suggested \$2,500. Mr. Mathews asked if the Committee should vote to give Mr. Clarke up to a certain amount to pay Pond Meadow. Mr. Ford asked who decided that CPC should pay Pond Meadow. Mr. Clarke stated that he and his staff decided it would be a good gesture and it would offer some good will. This also shows an arm's length transaction aspect. Mr. Ford stated that he anticipates working with Pond Meadow in the near future and that each group will be mutually beneficial to the other without having to include payment.

Mr. Condon asked what is expected of Pond Meadow regarding the Conservation Restriction. Mr. Luongo stated they are expected to ensure that the property is preserved for recreation. There is a handbook with rules that states:

- Baseline inventory of property established.
- On an annual basis, monitor using the baseline.
- File system needs to be put into place.
- Survey.
- Photos.
- List of vegetation.
- Annual reporting (file internally).

Mr. Clarke stated that if there were any alleged violations, they would need to investigate and take appropriate steps. Mr. Cunningham suggested waiting and talking payment at a later date. Mr. Ford stated that it doesn't make sense that they would work forever for CPC to maintain this property for a small amount of money. Chairman Flynn stated that Mr. Clarke's idea is a good one, and it shows a business relationship. Chairman Flynn stated that he also liked Mr. Ford's comment; we could be beneficial friends to one another. Mr. Clarke stated that no decision needs to be made on the payment issue until the fall.

Mr. Mathews made a MOTION to allocate \$2,500 from Administration Costs for the purpose of making payment to Weymouth/Braintree for services rendered in maintaining the Conservation Restriction for the Woodbine Road parcel in perpetuity. Mr. Coven SECONDED the MOTION. Discussion. Mr. Cunningham stated that the CPC should find out if they need the money. Mr. Luongo stated that a document is necessary if they want to use the money. Mr. Condon asked does Weymouth/Braintree have any other income. Mr. Mathews answered yes; it gets 50% of its

operating funding from Weymouth and 50% from Braintree. Mr. Ford stated that the CPC needs to understand what they need/want before making any agreement.

MOTION: PASSED 4-2 vote. Mr. Condon and Mr. Ford voted NO.

Abigail Adams

Mr. Clarke stated that they hope to finish all the work over the summer and he would like to invite them in for a presentation in either August or September.

712 Main Street

Mr. Clarke stated that this project needs an affordability restriction and he is working on it with Solicitor Lane. The CPC money will not go to this project before the end of the fiscal year, but will over the summer. HOME money will go to them before fiscal year end.

Herring Run

Mr. Clarke stated that the plans have been reviewed and approved by the Conservation Commission. They are ready to go to bid this summer. Mr. Fuqua has been in touch with the East Weymouth Neighborhood Association.

43 Bicknell

Mr. Clarke suggested that the Committee invite the Historical Commission to the next meeting to give a presentation.

Whitman's Pond

Mr. Mathews stated that the good news is that the CPC and the Mayor have approved \$39,000 and the bid came in under at \$31,000. Now they need the Conservation Commission's approval and if they don't get it before June they cannot herbicide this year. This is a time-sensitive issue. Mr. Clarke suggested that Mr. Coven will need help convincing the Conservation Commission that this is a time-sensitive issue and obtaining their approval in time. The contractor has warned the Town that if the work is not done at the right time, it will not work. Mr. Coven stated that he will amend the order of the conditions and he will speak with Mary Ellen Schloss and get the item on the agenda for the Conservation Commission's next meeting.

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on August 6, 2009 at 7:00PM.

EXECUTIVE SESSION

ADJOURNMENT

At 8:30PM, there being no further business, a MOTION was made by Mr. Mathews to ADJOURN and SECONDED by Mr. Coven. UNANIMOUSLY VOTED.

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

Dated: _____