

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
JULY 12, 2007**

PRESENT:

Walter Flynn, Chairman
Arthur Mathews, Vice Chairman
Tom Curtis
Brian O'Halloran
Stephen Ford
James Cunningham
Lawrence Lambros

NOT PRESENT:

Christopher Hannan
Adrienne Gowen, Clerk

ALSO PRESENT:

James Clarke, Director of Planning and Community
Development

RECORDING SECRETARY:

Christine Callbeck

Chairman Flynn called the meeting to order at 7:00PM and noted that Mr. Hannan and Ms. Gowen would not be present.

Reorganization

Chairman Flynn stated that all Town bodies, such as the CPC, annually must reorganize and elect its leadership for the upcoming year. He queried the Committee members that are from other committees to ascertain if they have been reappointed. Mr. Curtis, Mr. Cunningham and Mr. Mathews stated that they have been reappointed by their respective bodies. Chairman Flynn stated that he has not been reappointed from his Board yet; his Board meets on July 24, 2007.

Mr. Mathews made a MOTION to table the action on reorganization until August. The motion was SECONDED by Mr. Curtis and UNANIMOUSLY VOTED.

Minutes

Chairman Flynn stated that he is reformatting the Executive Session minutes for the May 17, 2007 meeting.

Mr. Clarke advised committee members that he has received a call from Ron Fama asking specifically about Executive Session minutes. Mr. Clarke informed Mr. Fama, via telephone messages, that, by law, they cannot be released until the matters discussed have been resolved. Mr. Fama was not pleased to hear about the law protecting Executive Session minutes. Mr. Clarke stated, as background information for members, that Mr. Fama is active in the Legion Field issue and is opposed to the expenditure of funds for that project. Mr. Fama is also an active member of the East Weymouth Neighborhood Association. Chairman Flynn asked Mr.

Clarke, does Mr. Fama think that the CPC is discussing Legion Field in their Executive Sessions. Mr. Clarke replied yes. Mr. Clarke has been unable to reach Mr. Fama to speak directly to him. Mr. Mathews stated that he knows Mr. Fama and offered to speak with him and further explain that the law stated that Executive Session minutes are to be kept private until matters are resolved. Mr. Mathews stated that every citizen has the right to file a “freedom of information” request for copies of the minutes of each and every meeting. Mr. Clarke stated that he feels that Mr. Fama may do just that. Chairman Flynn reminded all members, should they be asked for copies of the minutes, to refer each person to the Planning Office.

Project Administration Discussion

Mr. Clarke advised the committee that Mr. Wilson has the books all set up and ready to go. Four projects are moving forward:

Wessagusset Field Improvement – DPW

Fogg Library – Construction Steering Committee put together an RFP for architectural prep, plans and specs.

Cemetery – Cemetery Commission will work with DPW.

Abigail Adams – Kathy Torrey and Jim Clarke (at next meeting Mr. Clarke will give an update as to where Kathy and Jim are.)

Mr. Lambros asked if it is the intent of the chairman to update and distribute the draft project worksheet. Chairman Flynn stated that it was a useful tool during discussions and is certainly something to consider. Chairman Flynn needs to speak with Rod Fuqua in the Planning Office to edit the document prior to preparing it for publication to Committee members.

Mr. Cunningham asked Chairman Flynn if there has been any progress on the Weed Harvester for Whitman’s Pond. Mr. Mathews stated that the CPC has approved it but the project is still at the Mayor’s office. Mr. Clarke stated that Mr. Wilson would know the exact status but he is not here tonight. Mr. Mathews stated that Mr. Saginor informed him that a number of other CPC’s have used funds for this same purpose without any problems. Chairman Flynn indicated that the project, once approved by the Mayor, needs to go to the Town Council for a public hearing and deliberations. Mr. Mathews informed the Committee that the Town Council can call a special meeting and hold it within 48 hours. Mr. Clarke stated that he will speak with Mr. Wilson and report back to the Committee members. Chairman Flynn indicated that he feels the project is not an appropriate project for the CPC; he considers it a maintenance issue. Mr. Mathews stated that he will get a copy of the report from Mr. Saginor. Mr. Mathews indicated that the report states it is preservation of open space. Mr. Clarke will distribute copies of this report to members at the next meeting.

Other Business

Chairman Flynn again suggested that the CPC not discuss the 43 Bicknell Road project until all nine members are present. Chairman Flynn asked members how they feel about waiting for all members to be present or did they want to take action on the project.

Mr. Lambros made a MOTION not to approve the 43 Bicknell Road project. The motion was SECONDED by Mr. Ford. Discussion.

Mr. Ford believes a solution can be found by purchasing the portion of the property that does not include the home. Chairman Flynn reminded that Mrs. Evans commented that the property is under mortgage and needs to be resolved; they don't have the means to settle and they don't think they can split up the property. Mr. Mathews stated that he will vote no although it does have historic value; the project is too costly for him. Mr. Mathews stated that he would rather see items from Executive Session receive or be denied funds before discussing this project further. Mr. O'Halloran stated that he has always been intrigued by this project and that he feels it is appropriate and important for the Town to celebrate the history of the early settlers. Mr. O'Halloran stated that the events related to the early settlers are extremely significant in the history of the Town and for that matter the United States, but he is not prepared to vote yes to the purchase of the home and the property at this time due to financial concerns. Mr. O'Halloran asked that if he votes no on this motion does it inhibit him from voting yes to this project or a modified version of this project in the future, and asked the Chairman to clarify the wording of the motion.. Chairman Flynn stated that a vote no will approve the project. Mr. O'Halloran stated that he is not comfortable voting yes because he does not want that misconstrued as a lack of support for some type of memorial of the history of the early settlers, but he is also not comfortable voting no at this time because of financial concerns. Mr. O'Halloran stated that it is an interesting project and believes strongly that the events surrounding the early settlers have strong historic significance to the Town. Mr. Cunningham stated that he agrees with Mr. O'Halloran.

Chairman Flynn restated the motion for clarification. Mr. Lambros made a MOTION not to approve the 43 Bicknell Road project. The motion was SECONDED by Mr. Ford. The motion passed. Mr. O'Halloran abstained

Mr. Lambros stated his concern on solidifying affordable housing for the elderly. Chairman Flynn stated that there is currently a proposal for a 24 unit affordable housing project at Zero Pond Street. Mr. Clarke stated that he thinks the CPC should be able to move forward on the Pond Street project at the next meeting. Mr. Mathews asked members to think about voting at the next meeting on this project because the seed money and grants are time sensitive and Mr. Mathews doesn't want the Housing Authority to loose money or grants. Mr. Clarke stated that he will make sure that all information is in and will have this item on the agenda for the next meeting. Discussion ensued regarding the number of units designated to Weymouth residents. Mr. Clarke further stated that he can have a draft of what the project is expected to look like at the next meeting and ask a person from the Housing Authority to come and speak briefly to the Committee. Chairman Flynn suggests that the CPC invite the proponent to come before the Committee and bring a second officer with him.

Mr. Ford asked what do other members know about an item that is coming up for auction; the Grange Hall next to Nash School. Mr. Ford stated that the property/building could be useful as a South Weymouth Recreation Center. Chairman Flynn stated that it has already been advertised for auction. Chairman Flynn reminded members that anyone of the members is welcome at any time to submit a proposal.

Mr. Lambros spoke about open space on Randall Avenue. Mr. Lambros reported that the town is going to auction off two lots on Randall Avenue and he would like to ask the Town not to auction them off. It's a perfect piece of land that should stay the same. Mr. Lambros asked should this Committee speak out against the auction of these lots. Mr. Lambros informed the Committee that he was an abutter to the property, but he thought that the Committee had a responsibility to protect open space especially that already owned by the Town. Mr. Cunningham asked, can the CPC ask the Mayor to pull this item off of the auction. Discussion continued.

Next Meeting Date

Chairman Flynn stated that the next meeting of the CPC will be held on August 2, 2007 at 7:00PM.

Executive Session

Adjournment

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

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

Dated: _____