

**COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
AUGUST 2, 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  
Robert Luongo, Economic Development Planner

**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.

**MINUTES**

Mr. Mathews made a MOTION to approve the May 17, 2007 Open Session minutes. The motion was seconded by Mr. Lambros, and was UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to approve the May 17, 2007 Executive Session minutes, but to not release them until all matters are resolved. The motion was seconded by Mr. Ford, and was UNANIMOUSLY VOTED.

Mr. Clarke stated that he will have the June 14, 2007 and July 12, 2007 Open Session minutes put on the agenda for the next meeting.

**REORGANIZATION**

Chairman Flynn stated that the subject of reorganization would be tabled until all of the members have met with their appointed boards and have been reappointed to the CPC.

**SOUTH SUBURBAN AFFORDABLE HOUSING – Roland Moussally, CEO**

Mr. Moussally gave handouts regarding the SSAF proposed project for Zero Pond Street. The handouts showed what the proposed building will look like.

Mr. Moussally explained that South Suburban Affordable Housing has been around since 2001 and was incorporated in 2003. SSAH has been working on affordable housing in Weymouth for a long time. He indicated that people are moving out of Weymouth because many feel it is too expensive to live here. SSAH joined Tedesci Realty and the Town of Weymouth to come up with a viable plan to create affordable housing in Weymouth. Tedesci builds the property, SSAF buys the property, and Weymouth Housing Authority maintains and manages the property. The building projected for Zero Pond Street is set back off the main road about 450 feet and is designed to meld into the neighborhood. Mr. Moussally reported that SSAH has resolved all issues with the abutters and that an agreement has been reached on the project. However, during the 3-years while issues were being worked out, construction costs have increased, Tedesci closed its construction service, and SSAH lost some funding. The Massachusetts Development Financing Agency has given preliminary approval of \$2,777,000 for construction costs and subsidies through Section 8. 6 units of the development will be funded with Section 8 vouchers, and the project is being looked at for low-income housing tax credits. With CPC funding, the project will meet its financial goal. The schedule of proposed production is listed in Section 1 of the Project Description sheet (handout). Construction is scheduled to begin in spring 2008.

Mr. Mathews asked if the appeal by the abutters is resolved and are there any outstanding issues. Mr. Moussally answered that all issues have been resolved. Mr. Mathews asked what is the timeframe for matching grants. Is \$440,000 all that you will need from the CPC to proceed with the project? Mr. Moussally stated \$440,000 is all that he will need from CPC and the project is all set to go.

Mr. Moussally stated that 70% of the units are reserved for Weymouth residents. The Section 8 preferences are Weymouth resident or Veteran.

Mr. Ford stated that the original property was zoned as R-1, but SSAH has acquired a friendly 40B that allows it to submit the current application. The zoning will still be R-1.

Chairman Flynn stated that the nature of this organization allows projects to be fast-tracked, but when CPC makes a contribution certain restrictions will apply to the project. Chairman Flynn asked Mr. Moussally to speak with Mr. Clarke and Mr. Wilson regarding these issues. Jim Clarke agreed.

Mr. Mathews asked Mr. Moussally how many units are designated to Weymouth residents. Mr. Moussally answered 70%. Mr. Clarke stated that Mr. Moussally cannot set aside more than 70%.

In order to ensure that SSAH doesn't lose any of its funding, Mr. Mathews made a MOTION to approve the Zero Pond Street project for \$244,713 from the Community Housing set aside for fiscal years '06, '07, and '08 and \$195,287 from general reserve for a total of \$440,000. Mr. Lambros seconded the MOTION. Discussion ensued.

Mr. Ford stated his serious reservation with spending this amount of money on only 16 units for Weymouth residents and that this project will wipe out the vast majority of the funds in the affordable housing account.

Mr. Cunningham stated that this is the only affordable housing project that has been placed before the CPC. Mr. Cunningham feels good in supporting this project because it ensures that the CPC is doing something for affordable housing in the town.

Mr. Mathews stated that he agrees; the project is expensive but SSAH has all the project details in order. CPC asked that prospective applicants try and secure all other types of funding in addition to asking for CPC support and SSAH has done just that.

Mr. O'Halloran asked where does CPC stand with allocated funds?

Chairman Flynn stated that the draft funding recap worksheet, with the exception of '07 collections and revenues, is reasonably accurate. Chairman Flynn has been unable to get together with the Finance Department to determine the revenue figures. The figures in the draft worksheet are as of this past Tuesday and include all projects approved at this time:

- Reserve Fund - \$984,989
- Open Space - \$151,309
- Historic Resources - \$117,186
- Community Housing - \$244,713
- Recreational Use - \$10,123

Mr. O'Halloran asked what is the total allocated thus far?

Chairman Flynn stated \$876,181.

Mr. Curtis stated that he supports the project and the expenditure of funds for two reasons: (1) CPC hasn't done anything yet for affordable housing and (2) the allocated expenditure for maintenance and management of the property included in the application show sound judgment and planning.

Mr. Lambros stated that he would like to echo Mr. Curtis' comments.

Discussion ensued regarding what are the exact restrictions put on the property owner when CPC funds are used regarding possible changes to the housing from affordable to non-affordable.

Mr. Clarke suggested that rather than making stipulations to the motion, he will talk with counsel and find out what the CPC should do when project is prepared for presentation to the Mayor and Town Council in September.

Chairman Flynn restated the motion and on a 6-1 vote the motion passed. Mr. Ford was opposed. Motion carried.

### **OTHER BUSINESS**

Mr. Lambros made a MOTION stating that as the CPC seeks to add open space for the community through the use of Committee funds it encourages the Council and the Mayor to give serious consideration to the need to conserve existing open space owned by the Town of Weymouth rather than selling it off to the highest bidder in order to raise funds for budget spending purposes. Mr. Ford seconded the motion for discussion.

Mr. Ford stated that he would like to see the motion amended. He would like to see that if land comes up for auction, that the listing of properties be provided to the CPC.

Chairman Flynn stated that he feels the motion is too broad in its scope. There are legitimate opportunities for the Town to auction off property such as small, random shaped parcels of land that aren't buildable or developable. If the town elects to put properties up for sale at auction, the CPC must assume that staff has looked at the property and determined that it is of greater value to the Town to sell it and that the Mayor has concurred.

Mr. Cunningham stated that he feels that was not the intent of the motion. The motion's intention was to suggest to the Mayor and Town Council that open space can stay open space. Mr. Cunningham further suggested that more thought should be given by the Mayor and Town Council to keeping open space.

Mr. Curtis stated that he agrees on the small parcel issue. He reminded those present that the Historical Commission enforces a 180-day demolition delay on historical structures so that the HC can do an evaluation of the properties value and to determine if it should be retained. To get to this point, the CPC would need to obtain a land listing from the Town and CPC members would have to take it upon themselves to walk the properties and evaluate.

Mr. Mathews agreed with Mr. Curtis and asked Mr. Clarke if he could share the property listing with the CPC.

Mr. Mathews made a SUBSTITUTE MOTION to request the administration to notify the CPC of any parcel of land proposed for disposal or sale before the proposal is sent to the Town Council or put into the operating budget. Mr. Curtis SECONDED the SUBSTITUTE MOTION. Discussion ensued regarding what types of parcels the Committee would be interested in knowing about. UNANIMOUSLY VOTED.

Mr. Clarke stated that Mr. George Lane reported that he is comfortable that the weed harvesting project is an eligible project.

### **EXECUTIVE SESSION**

**ADJOURNMENT**

At 9:30PM, there being no further business, a MOTION was made by Mr. Mathews to adjourn and was SECONDED by Mr. O'Halloran. UNANIMOUSLY VOTED.

Approval: \_\_\_\_\_  
Walter H. Flynn, Jr., Chairman

Dated: \_\_\_\_\_