

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
AUGUST 6, 2009**

PRESENT:

Walter Flynn, Chairman
Arthur Mathews, Vice Chairman
Stephen Ford
James Cunningham
Dan Condon, Clerk
Laura Harbottle

NOT PRESENT:

Christopher Hannan

ALSO PRESENT:

Robert Luongo, Economic Development Planner
James Clarke, Director of Planning and Community
Development

RECORDING SECRETARY:

Christine Callbeck

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

MINUTES

Mr. Mathews made a MOTION to APPROVE the Open Session Minutes of April 16, 2009. Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Cunningham abstained.

Mr. Mathews made a MOTION to APPROVE the Executive Session Minutes of April 16, 2009. Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Cunningham abstained.

Mr. Mathews made a MOTION to APPROVE the Open Session Minutes of May 7, 2009. Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Cunningham abstained.

Mr. Mathews made a MOTION to APPROVE the Executive Session Minutes of May 28, 2009. Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Cunningham abstained.

Mr. Mathews made a MOTION to APPROVE the Open Session Minutes of June 4, 2009. Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Cunningham abstained.

Mr. Mathews made a MOTION to APPROVE the Executive Session Minutes of June 4, 2009. Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Cunningham abstained.

Mr. Mathews made a MOTION to APPROVE the Executive Session Minutes of June 22, 2009. Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Cunningham abstained.

REORGANIZATION

Chairman Flynn asked if members had been reappointed by their respective committees, boards or commissions. Chairman Flynn stated that the Housing Authority had taken action and CPC will wait to discuss that action at the September meeting. All discussion on the matter will be tabled to the September meeting.

Mr. Clarke stated that he spoke with someone at the Historical Commission. The Historical Commission promised to get back to Mr. Clarke in September or early October.

Mr. Mathews made a MOTION to APPOINT Dan Condon CLERK of the Community Preservation Committee. Mr. Ford SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Condon accepted the position.

OLD BUSINESS

Herring Run

Mr. Clarke stated that the project has gone out to bid, the bids were acceptable and the project should be underway before the end of the month.

Fogg Library

The project is on hold due to REO constraints. The Advisory Committee suggested to the Mayor to go out to bid again in the winter and start work in the spring; this requires the Mayor to notify the Town Council of the action.

Abigail Adams Society

Moving ahead with the project.

Cemetery Commission

Update at next meeting.

Woodbine Road

Parcel draft sent to State. DCR will review and if approved will be ready to submit to Town Council when it is back from recess.

Affordable Housing, Tammy Brook and Main Street

Working on putting final touches on the documents within the next month.

Signage

Mr. Clarke stated that he will be putting up a project sign that says your CPA funds at work. Mr. Clarke is looking to get Committee members names on the sign.

Whitman's Pond

The work was done on April 14, 2009 in the West Cove. It was too late in the season to do the Main Cove.

Mr. Cunningham asked if the committee should try and do the treatments again in the next two years. Mr. Mathews stated that he would like to see as much aquatic plant life killed off as possible.

NEW BUSINESS

Legion Field

A proposal from the Mayor's office to fix the ornamental historic wall at Legion Field was submitted to the Planning Office. The wall is in the local historical inventory; it was done in the late 1980's. The wall was proposed at one time to be part of the civic center. The Committee will seek comments and advice from the Historic Commission. The wall runs along Middle Street. Portions of the wall were repaired about 20 years ago. Work cost estimate analysis was done in 2003 on the field by EPG environmental consultants. The simplest way to deal with the retaining wall issue is to back fill. This idea needs to be reviewed. Retaining wall issues and field work issues first need to be separated as will the cost estimates and phasing. Most information provided came from the Mayor's office. The Mayor would like the Committee to proceed with this project. The Mayor is trying to proceed with some of the other projects at Legion Field. Wetlands restoration is moving forward. DEP is satisfied with the wetlands restoration that is being done.

Mr. Clarke stated that he gets the sense that the Committee is interested in continuing with this project and he would need the following steps to occur:

- A motion to seek the advice of the Historical Commission

- Have his staff prepare a scope of work to be done; cost, future improvements, prep for next meeting

Chairman Flynn stated a motion was not necessary and that Mr. Clarke has the permission of the Committee to go ahead and seek out the advice of the Historical Commission and prepare a scope of work to be done at Legion Field.

Mr. Clarke stated that DEP has declared the land wetlands. Mr. Clarke stated that the retaining wall must be done in order to be able to do the fence. There are many ideas in this proposal. Ms. Harbottle stated there is money from the State for the field; does the town expect more money. Mr. Clarke stated that the Mayor's intention is to demo what has to be no matter what gets done with the field. Mr. Mathews stated that Senator Murphy put money in a fund for Legion Field. What happened to that money? Mr. Mathews mentioned that the sloping hill/retaining wall area goes straight into the pond area. Mr. Mathews further stated that it will be hard to keep the new wall up. Mr. Mathews stated that he spoke with Mayor Kay about the Memorial Wall. Mr. Mathews would like to see CPC use funds to fix the Iron Gate fencing.

Chairman Flynn asked if the wall was intended as a historical marker; certainly the gate and enhanced gateway are. Mr. Clarke stated that the Legion Auxiliary came up with the original funding for the field. Mr. Cunningham stated that the whole wall is an historic artifact and he thinks the whole thing should be restored as it was. Mr. Clarke stated that this is exactly why this should be a phased project because of funding. At a later date, funding issues may change. Mr. Clarke stated he would like to ask the contractor what is the issue with the retaining wall. When the Town gets funding to remove the bleachers, use that debris as backfill of the retaining wall. Ms. Harbottle stated that the wall is unique, has historic significance, and if it is made to look new money will come for the field.

Mr. Condon stated that the wall has historic significance yes, but any work done needs to be part of a whole new plan for that park; a whole new redevelopment plan. Mr. Condon questioned the wisdom of a new gate/fence with the abandoned field remaining. Mr. Mathews stated that if the legislation is changed and the CPC can work on the field, then the field would get changed.

Chairman Flynn stated that Mr. Clarke asked that a study be done. Mr. Clarke needs a consultant hired to devise a plan. Chairman Flynn would like to see the Historical Commission approached and a joint Public Hearing with the CPC be scheduled.

Mr. Cunningham stated he would like to see the CPC restore the wall at Legion Field and that CPC's efforts would show the State that we are interested in fixing the field; either way it promotes grants for the field. The people of the Town will be happy about the wall being fixed.

Chairman Flynn advised the committee of the CPA newsletter and the annual reports that are due on September 15, 2009.

GOOD AND WELFARE

Chairman Flynn raised the issue of the Chairman's ability to make motions. *Roberts Rules of Order* allows chairmen to do so in small bodies, twelve members or less. He indicated that local practice does not follow such procedure. He indicated that he feels marginalized as Chairman and is considering having another member assume the Chair.

EXECUTIVE SESSION

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on September 3, 2009 at 7:00PM.

ADJOURNMENT

At 9:50PM, there being no further business, a MOTION was made by Mr. Mathews to ADJOURN and SECONDED by Mr. Cunningham. UNANIMOUSLY VOTED.

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

Dated: _____