

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
September 16, 2010
MINUTES**

PRESENT:

Walter Flynn, Chairman
Stephen Ford, Vice Chairman
Laura Harbottle
Donna O'Sullivan
Ed Harrington
Donald Mathewson
Donald Sheehan
Dan Condon, Clerk
Christopher Hannan

ALSO PRESENT:

James Clarke, Director of Planning & Development
Robert Luongo, Economic Development Planner

RECORDING SECRETARY:

Christine Callbeck

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

MINUTES

Mr. Hannan made a MOTION to APPROVE the Open Session Minutes of 1/7/10, 2/4/10, 3/4/10, 4/1/10, 5/6/10 and 6/3/10. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Hannan made a MOTION to APPROVE the Executive Session Minutes of 5/6/10. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED.

REORGANIZATION

Chairman Flynn stated that the Clerk will hold the meeting until the position of Chairman has been voted. Mr. Condon stated that he would accept nominations for the position of Chairman.

Mr. Hannan made a MOTION to ELECT Walter Flynn as Chairman of the Community Preservation Committee. Mr. Ford SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Hannan made a MOTION to ELECT Stephen Ford as Vice Chairman of the Community Preservation Committee. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Hannan made a MOTION to ELECT Dan Condon as Clerk of the Community Preservation Committee. Mr. Ford SECONDED the MOTION. It was UNANIMOUSLY VOTED.

NEW BUSINESS

Mr. Clarke stated that he does have one new business item but thinks that it should be saved for Executive Session because it entails the potential purchase of land. Tonight's discussions of this parcel are about the property and the town's observations of the property.

OLD BUSINESS

Basketball Facility at Municipal Lot in Wessagusset Parking Lot

Mr. Ford stated that he would like to discuss the proposed basketball facility at Wessagusset Municipal lot. Mr. Ford stated that he is still looking at the zoning issues and then he will draft a proposal and invite the neighbors and bring this proposal officially before the CPC.

PROJECT UPDATES

Herring Run Pool

The project is complete and the ribbon cutting was today. It's a great example of the use of CPA funds. At this time, of the \$247,000 allocated approximately \$201,000 has been spent. The park has two kiosks that relate the history of the herring run. On the back wall of the Venetian Restaurant two murals have been installed, one is a historical depiction of the herring harvest. Mr. Clarke thanked all members for coming to the ribbon cutting ceremony this evening. This project will be coming in under budget.

Fogg Library

The exterior repair work is on schedule for completion by October 15, 2010. Re-pointing and cleaning of the reinstalled stones continues and the slate roof should be finished by the end of next week. Some extra work will be done, including repair to the large window in the stairway, refinishing the wooden entry doors, and replacement of the metal basement doors. Currently the project is under budget and the work is going well.

Reed Cemetery

Mr. Clarke reported that DPW Director, Mr. O'Connor is pleased with the work and states it is being done well and he expects it to be completed this fall.

Abigail Adams Homestead

Mr. Clarke stated that the Society will present the results of the study to the CPC on October 7, 2010. A DVD of the study will be available for each CPC member.

Kibby Property

The closing on the property occurred on June 29, 2010. The above ground oil tanks have been removed and we are working to clean the site before the end of the year. We are trying to assist the tenant in obtaining new housing through the Weymouth Housing Authority. The Town is also working with the State to develop a land use plan for the property that will tie it into the Abigail Adams State Park. That work will begin with meetings with stakeholders in the area.

Mr. Clarke stated that Linda DeAngelis asked if house can be saved as a tie-in to the park. Mike Doyle has asked to be involved in that issue. Mr. Clarke stated that the house is a mess. Mr. Condon asked if the cost of the removal of the house is included in the allocated \$350,000. Mr. Clarke stated yes. This project will come in under budget. Mr. Clarke stated that he is trying to figure out how to get rid of the cesspool and septic system by law.

Whitman's Pond

Mr. Clarke reported that due to the concerns raised during the Conservation Commission permitting process, the chemical treatment did not go forward. The Mayor convened a stakeholder meeting this week to determine a course of action. Mr. Clarke hopes to have more to report later. There were concerns with what chemical treatment impact could entail. The Conservation Commission has been asked to convene with other fishing groups to check on the chemical issues. Mr. Clarke suggested to CPC to leave the monies in the allocation to Whitman's Pond and hope that within a couple of days the board will be able to reallocate to proceed with the treatment at Whitman's Pond.

Joseph Crehan Window Replacement

After a slight delay, work has resumed on the window replacement and all funding sources are in place and approved. This project should be completed this year.

Legion Field Memorial Wall

The work has started on the first third of the wall. Northern Contracting intends to complete the project in ninety days. Chairman Flynn stated that he was apoplectic to see the pillars come down. Mr. Clarke confirms the pillars are all new brick. The design is semi-hollow with a gap for moisture to get in and out.

Woodbine and Brad Hawes Property

Based on comments from the State, CPC needs to amend the Conservation Restriction for Woodbine and resubmit to the Town Council for review and approval. Staff is now drafting the CR for Brad Hawes.

Mr. Luongo stated that he and Mary Ellen Scholsh walked the parcel and Mr. Luongo stated that the parcel is mostly passive recreation with a small sliver for active. Mr. Ford asked if the CR can't be vaguer with its restrictions. Mr. Luongo and Ms. Harbottle both stated that anything with 25 feet of wetlands are not to be touched and anything within 100 feet of wetlands are to be with as little disturbance as possible. The 25 feet is an absolute.

Chairman Flynn stated the Town did a beautiful job on the Herring Run Pool. The bench on the paved walk way has been scuffed by skateboarders. This committee would recommend that the project was completed well. Chairman Flynn stated that the kiosks are colorful, but they need to be re-done. Also, when they are re-done, Chairman Flynn suggests the kiosk be polyurethane to protect them. Mr. Ford asked if the grass area has sprinklers. Mr. Clarke said no. Mr. Clarke stated he needs to find a way to bring water to that island in some way.

Chairman Flynn stated that Mr. Mathews asked for a copy of the letter regarding the parcel at Woodbine Road. Chairman Flynn asked when the Town wants to bring the letter to Mr. Mathews. Mr. Clarke answered soon. Mr. Clarke first wanted to make sure other things were in place first and now it is possibly time for a meeting with Town Council. Mr. Hannan asked what CPC's role is. Chairman Flynn stated CPC has no role. The Town took CPC's recommendations, Town Council objected to four (4) major items. Mr. Clarke stated from an administration point of view, maybe bring when CPC brings Brad Hawes Conservation Restriction. Mr. Condon asked what the letter said. Mr. Luongo stated 1) parking on site, 2) canoe/kayak launch on site, 3) or inaccessible to general public. Mr. Condon asked who decides; Town Council with Mayor or State with Veto? Mr. Clarke answered yes to both. Mr. Clarke stated that anything CPC does will need Town Council approval and needs State's approval as well. Mr. Harrington asked how long can the issue stay at loggerheads. Mr. Luongo stated that the State would like an answer within one year. Mr. Clarke stated that he hopes to have the answer within a few weeks to a month at most.

Chairman Flynn asked if Town Council remains firm on the disapproval of Conservation Restriction and State says okay, can CPC sell the parcel. Mr. Clarke stated that CPC does not want to go down that road. CPC needs to get together with Woodbine Road residents involved and come to an agreement.

Chairman Flynn asked Mr. Clarke where is CPC on the Open Space Recreation Plan. Mr. Clarke stated the committee has not expended anything as yet. Monies have been spent on legal fees and Tammy Brook as well. CPC needs to think through legal fees and recording fees before voting in the future.

MUNIS SPREADSHEET (handout) **CPC Fund Recapitulation Worksheet - Draft**

Chairman Flynn handed out a MUNIS spreadsheet and stated it was a draft. Chairman Flynn believes CPC has \$1,700,000 with \$643,000 in unrestricted. Chairman Flynn spoke with Scott Bois and asked to set up an appointment and find out the exact CPC Fund Balance. At this meeting will be Chairman Flynn, Scott Bois and Robert Luongo. Chairman Flynn stated that he

would like to see a policy put into place that says if CPC recommends payment from a certain fund resource, and then the monies must come from that exact fund resource. Mr. Luongo stated that sometimes projects come in under budget and monies are returned to the account.

EXECUTIVE SESSION

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on October 7, 2010. Chairman Flynn asked all members to be reappointed to their positions.

ADJOURNMENT

At 8:15P.M., there being no further business, a MOTION was made by Mr. Ford to ADJOURN and SECONDED by Mr. Condon. It was UNANIMOUSLY VOTED.

Approved by: _____
Walter Flynn, Chairman

Dated: _____