

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
September 21, 2006**

Present: Walter Flynn, Chairman
Arthur Mathews, Vice-Chairman
Adrienne Gowen, Clerk
Brian O'Halloran
Christopher Hannan
Larry Lambros
James Cunningham
Stephen Ford
Tom Curtis
Adrienne Gowen

Also Present: Scott Bois, Municipal Finance
James Clarke, Director of Planning & Community Development
James Wilson, Chief Financial Officer

Chairman Flynn called the Community Preservation Committee meeting to order at 7pm.

Ms. Gowen made a MOTION to OPEN the public hearing and was seconded by Mr. Mathews and UNANIMOUSLY VOTED.

Mr. Flynn stated that he is the Planning Board representative of Community Preservation Committee and serves as its chairman. He then asked each member of the Committee to briefly introduce themselves.

Mr. Flynn informed those present that there were copies of this evening's agenda, power point presentation, and a sign up sheet to comment at the rear of the Council Chambers.

Mr. Wilson gave an overview of the law that created the Community Preservation Committee and the purpose of the committee. He stated that this committee has already met four (4) times since its creation.

Budget Presentation

Mr. Wilson and Mr. Bois then made a presentation, walking through the proposed expense budget for the committee.

Mr. Wilson stated that between January 1, 2006 and June 30, 2006, \$465,066 was raised from the surcharge.

Application Procedure

Mr. Flynn stated that any verbal requests made this evening will be considered; however he noted that a written application will need to be filled out.

Public Comment

Liz Cicchese 10 Pond Street in South Weymouth asked what date should proposals be submitted. Mr. Flynn stated that it is a dynamic process. Applications may be submitted at any time. Applications should be submitted to the Planning Department.

Cathy Torrey 14 Riverbank Road appeared representing the Abigail Adams Historical Society. She stated that a lot of restoration work needs to be done on the house and a shed which has become an educational resource.

Jodie Purdy-Quinlan vice chairman of the Historical Commission, Middle Street appeared before the Committee. Ms. Purdy-Quinlan spoke of the town's acquisition of 4 ½ acres of land in North Weymouth in 1999. She stated that the next step is that abutting to this property are two houses of historical value; the Edward Blanchard House built in 1830; and 43 Bicknell Ave. When building the foundations, remains of Indians was found and as well as remains of the original settlers.

The current owner of 43 Bicknell Ave, Gail Evans, would like to move on and is looking to have the house preserved. She has had the house on the market and the only offers have come from developers. Ms. Purdy-Quinlan stated that this building could be used as a museum. She noted that she has a petition with approximately 80 signatures in support of this proposal.

Mr. Cunningham asked how such a project would be supported after the initial purchase of property. Ms. Purdy-Quinlan stated that there could be fees assessed, and grants to generate income.

Mr. Hannan asked if the proposal is for both houses. Ms. Purdy-Quinlan stated that the request will be only for the 43 Bicknell Ave property. The property was on the market for \$500,000. Three fair market bids would be obtained as part of the process. Ms. Evans stated that she would like to see the property kept from being developed

Mr. Lambros asked if the property's historical nature has been preserved inside and out. Ms. Evans stated that it has been maintained.

Mr. Mathews asked what the zoning of the property is. Ms. Evans stated that it is R-1.

Kathy Curran, 26 Babcock Ave, stated that she is in support of the purchase of 43 Bicknell Ave.

Anne Hilbert of North Weymouth stated that she was against the Community Preservation Act. She asked how the 4 ½ acres of land was purchased in 1999. Mr. Mathews stated that the purchase was made with Free Cash. Ms. Hilbert suggested that the land could be sold to raise revenue. She noted that the land is not well kept.

Liz Cicchese, 1015 Front Street, stated that she is co-chair of the Weymouth Cemetery Committee. She noted that Weymouth has eight (8) public cemeteries. She noted that they are in dire need of repair. Capital improvements include road improvements, fences, and perpetual upkeep.

Mr. Flynn informed the public that as proposals are prepared; it is recommended that a meeting be held with the Planning Department. He noted that the CPA prohibits the use of this money for ordinary maintenance.

Deb Sullivan stated that she is from the Cemetery Committee also. She stated that the cemeteries are in dire need of historical preservation.

Gertie Gillan appeared on behalf of the South Weymouth Neighborhood Association. She noted that parks and recreation in South Weymouth are outdated or nonexistent. She noted that there are only two parks to speak of; Stella Tirrel Park which is outdated and Brazil Park which is unusable.

David Hines vice president of the Weymouth Historical Committee stated that he would like to see repairs made to the Fogg Library building in Combian Square.

Susan Green stated that she would like to see the property at 43 Bicknell Ave purchased.

Bill Hart of 52 Branch Road stated that he would like to see upgrades at Stella Tirrell Park.

Paul Murphy of 44 Branch Road would also like to see park restoration in South Weymouth.

Jenelle Quinn of 29 Tamarack Trail stated that she grew up in Weymouth and frequented Stella Tirrel Park. She would like to see it upgraded.

Mr. Clarke stated that the Mayor has been moving forward with a comprehensive park improvement plan. The DPW and the Mayor's office have been working carefully to get this moving. He suggested that the Association begin a dialogue with the Mayor's Office or with the Director of DPW, Mr. O'Connor.

Mr. Clarke stated that as for the Fogg library, on Tuesday the Mayor announced that he would institute a feasibility study for a new library at Libby Field. As part of the study the need for branch libraries will be studied. He mentioned also that the restoration of the Fogg Library building would be a part of this process.

Mr. Hines asked if any CPC money would be used for the Fogg Library. Mr. Clarke stated that this funding source could still be used.

Ms. Gillan stated that she had wanted to get Stella Tirrel Park on the CPC's radar as it is not on the Mayor's radar for this year.

Ms. Purdy-Quinlan stated that the Historical Committee has looked at using money for the Wessagusset Memorial Garden.

Mr. Mathews stated that if a proposal does not get in before the budget is due; there will be meetings at least monthly after that.

Mr. Flynn stated that there will be several public hearings as the needs assessment goes forward. He noted that there will also be a public comment period after each meeting.

Ms. Hilbert expressed concern regarding Great Esker Park. Mr. Clarke stated that the town is working with the Division of Conservation and Recreation and the Town of Hingham to make connections between Abigail Adams Park and Bare Cove Park. He stated that the design process should begin this winter. There will be public comment period. He noted that the Back River Trail runs from Abigail Adams Park to Whitman's Pond.

Ms. Hilbert asked about the Julia Road Playground. Mr. Clarke stated that he would get information to Ms. Hilbert about this. He stated that he is aware that there are clean up issues to be dealt with.

Mr. Mathews made a MOTION to CLOSE the public hearing and was seconded by Mr. Ford and was UNANIMOUSLY VOTED.

Five (5) minute recess

Mr. Mathews asked that the Planning Department obtain the following information:

- Preliminary information on 43 Bicknell Road
- A list of town cemeteries
- Information on the piece of land purchased in 1999 – Mr. Wilson will provide
- Information on what parks are to be part of the improvement plan so that the CPC does not duplicate any work being contemplated by the Mayor. He noted that Stella Tirrel Park was not on the recent list of park improvements but may well be in the near future.

Mr. Mathews stated that there is potential money in the NAS mitigation agreement for the restoration of Fogg Library.

Mr. Cunningham made a MOTION to cancel tomorrow evening's meeting and continue discussions this evening and was seconded by Mr. Curtis.

Mr. Lambros stated that the committee is asking for a tremendous amount of information. Mr. Clarke stated that the 43 Bicknell Road and list of cemeteries is readily available. Mr. Wilson also stated that he is also able to get the information requested easily.

Mr. Hannan stated that the meeting is scheduled so it may well be worth having the meeting tomorrow.

Mr. Ford asked if the Committee is able to make recommendations on possible proposals without a needs assessment.

Mr. Flynn stated that he thought it would at least be a good idea to discuss the comments from this evening.

Mr. Curtis stated that the committee could pass the budget this evening and cancel tomorrow evening's meeting.

Mr. Cunningham asked what the purpose of tomorrow night's meeting is.

Mr. Mathews stated that he would like to review tonight's information tomorrow evening.

Mr. Lambros stated that he did not think that the committee had enough information to make any decisions tonight or tomorrow night.

The MOTION to continue the meeting tonight and cancel tomorrow night's meeting failed 4-5. Mr. Lambros, Mr. Cunningham, Mr. Curtis, and Mr. Hannan were in favor - Mr. O'Halloran, Mr. Ford, Mr. Mathews, Mr. Flynn, and Ms. Gowen were against.

Mr. Flynn asked the committee members to prepare for tomorrow night's questions, an inventory of things that may be called for to determine the needs assessment, and also to look at calendars to determine availability; understanding that not all will be able to make every meeting.

Mr. Lambros suggested that committee members look at the websites available for ideas from other towns that already have the CPA.

Mr. Mathews asked if there was a needs assessment of the Abigail Adams House. Mr. Clarke stated that the property is not town owned. He noted that he spoke with Ms. Torrey during the recess and will tour the property next week. Mr. Flynn asked to be notified of this meeting. Mr. Bois noted that Ms. Torrey is willing to provide for a group tour for the committee or for individual tours.

Ms. Gowen asked if the meetings can be posted on the web. Mr. Clarke stated that it is already available through the Planning and Community Development's webpage.

Adjournment

At 8:50pm, there being no further business, Mr. Mathews made a MOTION to ADJOURN and was seconded by Mr. Ford and UNANIMOUSLY VOTED.

Walter Flynn, Chairperson

Date