

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
OCTOBER 1, 2009**

PRESENT:

Walter Flynn, Chairman
Arthur Mathews, Vice Chairman
Stephen Ford
Donald Sheehan
Dan Condon, Clerk
Christopher Hannan

NOT PRESENT:

Laura Harbottle

ALSO PRESENT:

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 TABLE all minutes until a full Committee is present. Mr. Hannan SECONDED the MOTION. It was UNANIMOUSLY VOTED.

OLD BUSINESS

Historic Gate at Legion Field

Mr. Clarke passed out a memo from Jody Lehrer, Community Development Coordinator, which says that the status of the gate at Legion Field is indeed eligible for historic preservation funding under the CPC guidelines. The Weymouth Historic Commission met Tuesday, September 8, 2009 and members voted unanimously that the Legion Field gate and wall along Commercial and Middle Streets are, in fact, eligible for historic preservation funding under CPC guidelines.

Mr. Clarke also passed out a letter from Raymond Design Associates giving their cost estimate to for a "peer review" of the work previously submitted to the Town of Weymouth by Environmental Partners. RDA's service fee is estimated at \$4,975. Mr. Clarke stated that the amount could be taken out of the CPC Administrative Account.

Mr. Mathews suggested that the Committee go this way in order to get a second opinion on the gate and wall. Mr. Ford asked that the review of the existing plans include looking at doing the project in separate phases. Mr. Clarke stated that that is one of the options; to phase the project.

First, the condition of the piers needs to be checked, as well as looking at the base, re-mortaring, and checking plans and specifications. The architect will go through all of that and will look at phasing issues due to the high cost estimates. The architect will look at the gates and walkway to determine what is historic and what the Committee can proceed with. Mr. Ford stated that the letter states that RDA is not going to do any sort of a structural engineering review of the design. Mr. Ford stated that \$5,000 is a lot of money for someone to come and look at a wall. Mr. Clarke stated that he suspects that RDA will give back a detailed report. He also feels that the price is high and hopes to speak with Mr. Raymond and hopes that costs and hours spent on the project are equal.

Mr. Mathews stated that the original plan was for a new entranceway to Legion Field. What a peer reviewer needs to do is to preserve the wall, gate and brick pillars and maybe spend a lot less money. Chairman Flynn stated that he feels that it would be prudent to have someone skilled at the task look at the project. Mr. Condon stated that he is concerned that if it goes out to bid and a structural engineer is solicited, will they need to duplicate the work of this engineer again in the future. Mr. Clarke stated that Environmental Partners hired a sub contractor to analyze the old ball field up to a corner of Middle Street and said that the biggest concern is by the bleachers. It seems that pushing the soil up against the bleachers cleared up the issue. Mr. Clarke is not certain if this step would need to be duplicated.

PUBLIC COMMENT

James Cunningham
Lake Street

Mr. Cunningham suggested a contractor come and assess and bid for free to restore the iron structures, pillars, and wall and give cost estimates. Get many to give estimates.

Town Councilor Harrington

Councilor Harrington stated that the issue is being given a lot of consideration and he will be supportive of the Committee's decision and actions. Councilor Harrington is happy that the Committee is working on this sore spot. Something needs to be done. Councilor Harrington is in support of the proposed work. Mr. Ford asked Councilor Harrington to advise the Friends of Legion Field that the CPC can only spend Historical Funds on Legion Field and cannot spend any other funds on that field because of the current legislation. Councilor Harrington stated that he hopes that the Friends of Legion Field can raise the funds for the field and thanked the Committee for its time.

Anne Hilbert
Weymouth

Ms. Hilbert asked how much money is in the CPC account right now. Chairman Flynn stated that he did not know the exact dollar amount off the top of his head because CPC is in the middle of year end close-out, however, 10% is allotted to each of the four groups: community housing,

open space, historic resources and recreation. The remaining 55% goes into an unspecified reserved fund and administrative costs. Chairman Flynn stated that the CPC has already allocated \$220,000 out of Historic Resources for the Fogg Library out of the FY10 budget. However, there is available in the Unrestricted Fund Balance about \$235,000.

Keith Spain
Georgia Road

Mr. Spain asked if the CPC guidelines qualify Legion Field funding for the wall only, not the field. Mr. Clarke stated yes, the wall and the gate only are historic. Mr. Spain stated that he thinks that the field should be considered historic also because it was there prior to the wall and the gate. Mr. Mathews stated that he would agree with Mr. Spain to a point but the Department of Revenue has to approve every project that comes from a municipality. The Massachusetts Legislature is currently considering amending the CPA to include recreational activities, but until that law is changed we have to abide by it.

Chairman Flynn stated that the Historical Commission has certified that CPC can only address gate and wall, and a hearing will soon be held regarding the CPA focus on stabilization of CPC funding and allowing funding of recreation projects on Town-owned land. This is just the start to a two year legislative session.

Mr. Ford asked if Environmental Partners will eventually do the work for the Town on the field. Mr. Clarke stated that he has no reason to believe that they will in fact be chosen to do the work. These are merely plans. Mr. Clarke stated that the Committee must review all information before deciding to hire RDA or not to do a peer review of the EP cost analysis.

Mr. Mathews made a MOTION to APPROPRIATE up to \$4,975 from the Administrative Funds to have a peer review done on the Environmental Partners information regarding the retaining wall and gate at Legion Field. Mr. Sheehan SECONDED the MOTION. 4-2 Motion Passed. Nays: Mr. Condon and Mr. Ford. Yays: Mr. Mathews, Chairman Flynn, Mr. Hannan, Mr. Sheehan.

OLD BUSINESS

Herring Run

Two weeks into construction and its moving forward nicely.

Tammy Brook

They are working on the setup and the closing; all paperwork is being incorporated.

Woodbine Road

Draft of the Conservation Restrictions is still with the State.

Abigail Adams Society

The Society has a draft of the report and they would like to share it with the Committee at one of the upcoming meetings in November or December.

Fogg Library

They have a schedule that they are working on. Next week the request for qualifications for contractors will be in the Central Register. Bidding in the winter, with construction to proceed in early March. Hope to complete work in early summer.

43 Bicknell

No change.

Mutton Lane

Request was approved by the Mayor and submitted to Town Council today for Monday, October 5, 2009.

Kibby Property

Mr. Clarke stated that there are still issues with the title; it is going to take some time but the attorneys are all working favorably on all issues.

PUBLIC COMMENT

Tom Daru, Whitman's Pond Association, Treasurer

Proposal: Whitman's Pond - Preservation and Restoration of the Main Body

Mr. Daru stated that Aquatic Control Technology told him that after many years of trying to take care of and maintain the Pond, the more acres you do the less it costs. In other words, the more of the Pond that is treated, the less money it will cost. Mr. Daru is requesting CPC Funds in the amount of \$50,875 to be added to a donation of \$10,000 by the Lorraine Larrabee Foundation for a total of \$60,875. Whitman's Pond Association asked Aquatic Control Technology to write up a proposal to do the whole Pond with cost estimates for the 15 acres it usually does for WPA.

Cost for WPA to do 15 acres	\$24,000
Cost for WPA to do 160 acres	\$84,875

Times are tough right now and business is slow. The economy is down and the costs of these projects are reduced.

Chairman Flynn stated that after this is approved and the project moves on, that “maintenance” would rear its ugly head and other funding options may need to be looked at. Mr. Mathews stated that everything possible flows into Whitman’s Pond; sand, salt, pollution, fertilizer from grass, trash, etc.

Chairman Flynn stated that he will e-mail Mr. Wilson and Mr. Boise regarding the three documents that are due soon so see where CPC stands. Chairman Flynn stated that he has heard a lot of favorable comment about the Herring Run Pool.

Mr. Mathews asked Chairman Flynn to please send a letter to the Historic Commission to fill their position on the Committee.

Mr. Cunningham stated that it was a pleasure working with the Committee over the past few years.

Chairman Flynn stated it has indeed been a pleasure working with Mr. Cunningham.

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on November 5, 2009 at 7:00PM.

ADJOURNMENT

At 9:00P.M., there being no further business, a MOTION was made by Mr. Mathews to ADJOURN and SECONDED by Mr. Hannan. It was UNANIMOUSLY VOTED.

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

Dated: _____