

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
NOVEMBER 5, 2009**

PRESENT:

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

ALSO PRESENT:

Robert Luongo, Economic Development Planner

RECORDING SECRETARY:

Christine Callbeck

Chairman Flynn called the meeting to order at 7:00PM and noted that Mr. Ford would be late.

CONGRATULATIONS TO NEW MEMBERS

Chairman Flynn congratulated and welcomed the new members from the Conservation Commission, Ms. Laura Harbottle, and Historical Commission, Mr. Donald Mathewson.

Ms. Harbottle stated that she was appointed by the Conservation Commission and resigned her at large position, which is now open.

MINUTES

Mr. Mathews made a MOTION to remove the minutes of September 3, 2009 from the table for decision. Mr. Hannan SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Chairman Flynn decided to wait until Mr. Ford arrived to discuss the September 3, 2009 minutes further.

WHITMAN'S POND FUND REQUEST

Tom Daru, Whitman's Pond Association, Treasurer
Jeff Bena, Assistant Engineer at DPW, Town of Weymouth

Mr. Daru gave a brief review of the proposed project for the new CPC members and stated that over the years he has always thought it would cost a lot of money to do the whole pond.

Recently, Aquatic Control explained to him that the more acreage that you cover, the cheaper it will cost. So the new cost to do the entire pond is:

\$24,000	already approved by CPC
\$10,000	donated by Lorraine Larrabee
<u>\$50,875</u>	balance required to be donated by CPC to get the whole pond done in Spring
\$84,875	TOTAL

Mr. Bena reported that earlier this year, with CPC funding, the West Cove was done with very good results. They are trying to keep the vegetation at a better level. The Pond is such a highly visibly resource for the Town of Weymouth. The weeds are choking up the pond and they make it hard for the fish to live.

Chairman Flynn stated that he is worried about next year and the issue of maintenance being raised. Currently, the Committee cannot support maintenance. CPC will have to wait and see where the law stands on maintenance one year from now. Chairman Flynn stated that the CPC will have to obtain an opinion from the Town's Solicitor at that time. Mr. Mathews stated that he is in support of this project and that he sat in on the meeting with Aquatic Control and the Whitman's Pond Association. Mr. Mathews stated that the cost per acre is approximately \$500 which is a good bang for the buck.

Ms. Harbottle stated that the Conservation Commission is supportive of this project. Ms. Harbottle asked where this project falls under appropriate projects for CPC. Chairman Flynn stated that this is funded under the preservation of open space. Currently the main basin has not had any treatments.

Mr. Mathews made a MOTION to APPROPRIATE \$50,875 for the restoration and preservation of Whitman's Pond from the Open Space Set Aside account. Mr. Condon SECONDED the MOTION. It was UNANIMOUSLY VOTED.

LEGION FIELD MEMORIAL WALL & GATES REPORT

Raymond Designs Associates, Inc.
Gene Raymond

Chairman Flynn stated that Mr. Raymond is the "peer designer" who did the "peer review" of the plans and is here to give his report.

Mr. Raymond stated that the retaining wall review that was done in 2003 stated that it was built in 1930's and in some places is 15 feet tall, while in other places, only 2 – 4 feet tall. The quality is fine. The top of the wall is deteriorating, probably from salt. There are a total of 66 piers; 15 are damaged enough to make engineers disassemble the tops.

Mr. Raymond stated that in 2006, Environmental Partners came in and looked at the Master Plan and the retaining wall. The wall was fine but the pulling away of the concrete bleachers would

create an issue, so they were covered with loam and seed. Lynn Associates looked at the brick piers and drawings show replacement piers, however the costs don't reflect replacement of piers.

RDA wanted to do its own review.

Mr. Raymond stated that some of the piers have been replaced within the last decade with non-historic type bricks. Each post replacement cost is estimated at \$3,000.

Mr. Raymond stated that he projects a cost escalation of 3% per year. RDA suggests having the job done piece by piece but stay within the same trade; do all mason work, then fence work, etc.

Mr. Ford asked what the lifetime on the refurbished iron is. Mr. Raymond stated if the iron is maintained and kept painted it should last up to 30 years.

Mr. Raymond stated that RDA and Lynn Associates bottom line both came out to the same number however their pricing included very different items. Lynn Associates included getting rid of the old bleachers. RDA price included all the new brick work.

Mr. Mathews asked if costs could possibly go lower because of the economy. Mr. Raymond stated he does not think so; chances are that one of the subcontractors probably would work as the general contractor. Mr. Mathews asked if the project could be done in one year, considering our type of winters. Mr. Raymond said he feels that it could. Mr. Raymond feels that this is about a 4-month project.

Mr. Raymond stated that the gateway needs to be taken apart and sent away to be sand blasted and painted. Mr. Mathews stated that moisture is still getting into the bricks. What would the Town do in 5 years if the same problem were to come up again? Mr. Raymond stated that 10 years ago they replaced 19 piers, 16 of them are okay. Three need to be replaced. Mr. Raymond further suggested that the Town use more expensive brick that is more historic and authentic to the historic nature of the original gate and wall.

Mr. Luongo stated that the Mayor and the Department of Public Works would like to hear this report from Mr. Raymond and then Mr. Clarke and Mr. Luongo can come back before the Committee and discuss further in December.

Mr. Hannan asked if the Mayor has any additional plans for Legion Field, and stated that the soil and field currently looks good. Mr. Luongo stated that the Mayor received some money from the State and did some work to the field to make it look nice, there is more work to be done. As yet, there is no master plan for Legion Field. When the economy turns, then debate will start again on what to do with Legion Field.

Chairman Flynn stated that he has reservations about this project. The wall does not serve a purpose any more. The gateway is a good memorial to the veterans. Chairman Flynn stated that this is a sensitive Town issue and he suggests this should be discussed at a well advertised public hearing.

Mr. Mathews suggested the Committee look at page 2 of Mr. Raymond's costs estimate. The costs are \$850,000 for one year. Mr. Mathews stated that the Host Community Agreement with LNR is close to \$2 million for Legion Field. LNR is currently close to striking a deal with the Navy. Mr. Mathews suggested CPC split ½ funds with the Town of Weymouth or let the Town borrow the funds from CPC and they can pay CPC back when the Town gets the money from LNR. Mr. Luongo stated that the Committee probably needs to talk with Mr. Wilson and Mr. Lane first.

Mr. Condon stated that he has an issue with separating the fence from the field. To fix the fence is not necessary without fixing the field as well. Mr. Ford stated that he disagrees. Having a nice area for children to play that is safe from the street provides safety for families. Mr. Condon asked if it has to be a historic fence. Ms. Harbottle stated that she would like to see the cost of another type of fence.

MINUTES

Mr. Hannan made a MOTION to APPROVE the September 3, 2009 Open Session minutes. Mr. Ford SECONDED the MOTION. It was UNANIMOUSLY VOTED.

BUDGET

Chairman Flynn reported that the State match came in at 31.4% adding \$27,311. Mr. Mathews suggested putting the \$1,012 increase in administrative costs into miscellaneous expenses.

Ms. Harbottle made a MOTION to APPROVE moving \$1,012 administrative costs into miscellaneous expenses. Mr. Mathews SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION for FAVORABLE ACTION on the FY10 BUDGET. Mr. Ford SECONDED the MOTION. It was UNANIMOUSLY VOTED.

OLD BUSINESS

UPDATES

43 Bicknell

Mr. Luongo stated that the report is done, however the archeological study cannot be shared with the CPC. The report cannot be made public. Only the Historical Commission can review the report.

Herring Run

Mr. Luongo reported that the project is 30% complete and a spring dedication is planned.

Tammy Brook

The closing will be within the month.

Neighborhood Housing Project

Mr. Luongo reported that they are doing a great job on the landscaping.

Abigail Adams Society

Mr. Luongo stated that Mr. Clarke will invite them in to report on their findings soon.

Conservation Restriction on Woodbine Road

Mr. Luongo reported that comments came back from Town Solicitor George Lane. When he receives them back from the State, the Committee will be advised.

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on December 3, 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. Ford. It was UNANIMOUSLY VOTED.

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

Dated: _____