

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
November 9, 2006**

The Community Preservation Committee of the Town of Weymouth held a public meeting on Thursday, November 9, 2006, at 7:00PM at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA.

Present:

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

Not Present:

James Cunningham

Also Present:

James Clarke, Director of Planning & Community Development
Bob Luongo, Economic Development Planner

Recording Secretary:

Christine Callbeck

At 7:00PM Chairman Flynn called the meeting to order and noted that seven members were present.

Minutes – September 7, 2006

Mr. Mathews made a MOTION to REMOVE the 9-7-06 minutes from the table. Mr. Hannon seconded the motion. Discussion. Mr. Curtis stated he approves of the new wording. Mr. Curtis made a MOTION to APPROVE the 9-7-06 minutes as amended. Mr. Hannon seconded the motion. UNANIMOUSLY VOTED.

Minutes – October 26, 2006

Mr. Mathews made a MOTION to ACCEPT the 10/26/06 minutes. Mr. Ford seconded the motion. Discussion. Mr. Curtis made two corrections to page 5. Mr. Curtis made a MOTION to APPROVE the 10/26/06 minutes as amended. Mr. Mathews seconded the motion. UNANIMOUSLY VOTED.

Discussion of Review Criteria

Mr. Mathews suggested that the committee review Mr. Lambros' documents and hold all votes until end of all discussion. Chairman Flynn asked the committee if they were all in

favor of this process. The answer was yes. General discussion ensued with regards to rating and point system of items listed under each category.

Open Space Criteria

- The Project permanently protects important wildlife habitat, including areas that are of local significance for biodiversity. (*Mr. Hannan opposed*)
- The Project contains a variety of habitats with a diversity of geologic features and types of vegetation.
- The Project contains a habitat type that is in danger of vanishing or is a threatened or an endangered species of plants or animals.
- The project projects or enhances wildlife corridors, promotes connectivity of habitat or prevents fragmentation of habitats.
- The project provides connections with existing trails or potential trail linkages. (*Mr. Hannan opposed*)
- The project preserves scenic views or borders a scenic road.
- The project projects drinking water quality and quantity.
- The project provides flood control/storage.
- The project preserves important surface water bodies, including wetlands, vernal pools or riparian zones.
- The project protects aquifer recharge areas for existing and future water supply.
- The project preserves large strategic tracts of undeveloped land.
- The project provides a buffer zone to existing conservation land or wetland area.
- The project is suitable for a community garden or farming program.
- The project increases public access to public shore lines.

Historic Preservation Criteria

- The project preserves, restores and/or rehabilitates historic, cultural, architectural, archaeological resources and/or artifacts of significance, especially those that are threatened.

- The project protects, preserves, enhances or restores and/or rehabilitates town owned property of historical significance.
- The project protects, preserves, enhances, restores and/or rehabilitates the historical function of an historic property or site.
- The project is on the National Historic Register, the State Historic Register or is within one of the town's Historic Districts or is eligible for placement on one of the above lists or on the Town's demo delay list.
- The project demonstrates the ability to provide permanent protections for the longevity of the historic resource.
- The project recognizes, preserves or enhances the historic heritage of the town.
- The project complies with the United States Secretary of the Interior's Standards for the Rehabilitation.

Affordable Housing Criteria

- The project contributes to the 10% goal for affordable housing. *(Mr. Clarke will work on wording)*
- The project promotes housing that is harmonious in design and scale with the surrounding neighborhood.
- The project intermingles affordable and market rate housing that exceed state requirements for percentage of affordable units.
- The project ensures long-term affordability over current minimum requirements.
- The project meets local housing needs among eligible low and moderate income residents.
- The project gives priority to local residents.
- The project provides for handicap accessibility.
- The project is located near conveniences. *(Mr. Clarke will work on wording)*
- The project provides for senior housing.
- The project secures the greatest number of affordable units that comply with the needs of the disabled.

Recreation Criteria

- The project supports multiple recreation uses both active and passive.
- The project expands the range of recreational opportunities available to residents of all ages.
- The project maximizes the use of the land already owned by the town.
- The project promotes opportunities to expand or connect existing trail systems.
- The project develops new playing fields and/or playgrounds.
- The project promotes increased indoor recreational programs and activities for all ages.
- The project supports specific recreational use deemed inadequate or non-existent in the town.
- The project provides and/or restores neighborhood based park and recreation areas.

General Criteria

- The project provides opportunities for passive recreation.
- The project reflects goals from the Conservation, Recreation, and Open Space Plan.
- The project preserves the town's unique environmental character and natural resources.
- The project is free of deed, zoning and regulation issues.
- The project demonstrates a public benefit.
- The project meets the needs cited in the CPC Needs Study.
- The project leverages other public and private resources to the greatest extent possible.
- The project serves a significant number of residents.

- The project meets the needs of recent Conservation Commission Studies and Park and Recreation Needs.
- The project is sensitive to its location with regard to other resources and is highly accessible.
- The project is consistent with the Master Plan, Open Space Plan, Recreation Plan, and other planning documents that have received wide scrutiny and input and have been adopted by the Town.
- The project is consistent with the Needs Assessment of the CPC.

Mr. Clarke suggested a rating system for the assigned homework. Each member is to review his/her new listings and rate the items, i.e., out of the 14 listings rank the items you choose to be in the top 7. Chairman Flynn stated that the items listed at the top of the criteria listings are going to be “assumed” to be the most important criteria. The Committee decided not to rate or prioritize the criteria.

Other Business

Mr. Lambros suggested that the committee use the following sentence as the fourth paragraph:

Applicants are encouraged to be creative and consider projects that will benefit the community but may not receive financial support from traditional sources.

Mr. Mathews suggested Mr. Clarke work on the wording of the proposed paragraph 4. Chairman Flynn stated that seems to be the perfect fourth sentence for the CPC cover letter.

Mr. Mathews handed out a Mitigation List that the committee members had asked Mr. Mathews about. Mr. Mathews further stated he will be happy to answer and questions at the next meeting on November 30, 2006.

Adjournment

At 9:45PM, there being no further business, a MOTION was made by Mr. Hannan to adjourn and was SECONDED by Mr. Ford, UNANIMOUSLY VOTED.

Approved _____
Walter Flynn, Chairman

Dated _____