

**COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
DECEMBER 3, 2009**

PRESENT:

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

NOT PRESENT:

Dan Condon, Clerk

ALSO PRESENT:

Robert Luongo, Economic Development Planner

RECORDING SECRETARY:

Christine Callbeck

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

APPLICATION FROM WEYMOUTH HOUSING AUTHORITY (Replacement Windows)

Mr. Roland Moussally and Mr. Bob Fondren were present to discuss the application to request funding for replacement windows at Calnan Circle housing. Mr. Moussally thanked the Committee for having him here and requested replacement windows at Calnan Circle buildings with a bid coming in at \$599,000 to do all the windows. The WHA application for \$110,000 of CPC funding, when bundled with other funding, will get two buildings done.

Mr. Fondren stated that the windows they have chosen are energy efficient. The building is 40 years old. Of the 156 rooms, 108 of them will be done in this project. The remaining 48 rooms will be done later. A lot of research went into choosing the windows for this building with Marvin windows being selected because of their ecological qualities and efficiency.

Mr. Fondren stated that usually elderly housing facilities use vinyl windows, but the Marvin windows selected are of a more superior quality. These windows are easier for the elderly to operate as well.

Mr. Ford asked how much per window? Mr. Fondren stated \$5,500 per room, including installation. All three of the bidders were within 5% of each other.

Ms. Harbottle asked about gas/electric heat credits due to window efficiency. Mr. Moussally stated that they will look into every possible credit.

Mr. Mathews asked Mr. Fondren and Mr. Moussally if they were sure that these windows would accommodate air conditioners. Mr. Mathews doesn't want the seniors to have to go and buy a new air conditioning units to fit in the new windows. Mr. Mathews stated that he is glad Mr. Moussally is here with this project to preserve the current Weymouth elderly housing.

Mr. Hannan asked if the building is sound and prepared to last along with the new windows. Was an energy audit done? Mr. Fondren stated no energy audit was done.

Mr. Ford asked if the new windows are low e with argon. Mr. Fondren stated yes.

Mr. Ford asked if the motion for this project is approved tonight for \$110,000 in FY10, and the balance of the windows to be done in FY2011, would that be agreeable to everyone. Mr. Luongo stated that the project would need to go out to bid again. Mr. Fondren stated that he felt the contract could be moved beyond the existing boundaries. Chairman Flynn stated that he applauds Mr. Ford's aggressiveness on getting the whole job done. Mr. Moussally stated that positive CPC action would put him in a stronger position now, and DHCH may be receptive to the idea of additional funding but he cannot speak for DHCH. Mr. Mathews suggested doing \$110,000 for now and possibly try other sources of income for next year. Chairman Flynn asked what is today's cost per unit to do last 2 buildings? Mr. Moussally stated \$156,000.

Mr. Sheehan stated that he has looked at similar stuff at Lake Street and at Cadman Towers in North Weymouth and if it weren't for the Town helping Weymouth Housing Authority out, those projects just would not have gotten done. He indicated that this discussion would put a big smile on the residents of the buildings at Calnan Circle.

Mr. Mathews made a MOTION to APPROVE funding for replacement windows using the Housing Set Aside and FY10 General Reserve in the amount of \$110,000. Mr. Ford SECONDED the MOTION. It was UNANIMOUSLY VOTED.

MINUTES

Mr. Mathews made a MOTION to APPROVE the Executive Session Minutes of September 3, 2009 as amended. Mr. Hannan SECONDED the MOTION. It was UNANIMOUSLY VOTED.

PROJECT UPDATES

Tammy Brook

The closing took place today. \$150,000 for affordable housing on a 40-year non-principal loan.

Reed Cemetery

Seven bids came in for the restoration project. 30 days until they award the bid.

43 Bicknell

Mr. Luongo stated that the report is done, and because no significant findings were found, the CPC was allowed to have a copy of the findings. Copies of the document can be made for the library.

Mutton Late

Town Council approved. Mr. Clarke and Solicitor Lane will meet with the owner to finalize.

CPC At Large Seat on Committee

Mr. Luongo reminded the members that the At Large Seat is still vacant and CPC wants to get new members after the first of the year.

Gates at Legion Field

Mr. Mathews asked Mr. Luongo to please ask Mr. Clarke how much it will cost to restore the gates at legion field and also how much to rebuild the gates.

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on January 7, 2010 at 7:00PM.

ADJOURNMENT

At 8:00P.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: _____