

**COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
December 7, 2006**

The Community Preservation Committee of the Town of Weymouth held a public meeting on Thursday, December 7, 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  
James Cunningham

**Also Present:** James Clarke, Director of Planning & Community Development

**Recording Secretary:** Christine Callbeck

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

**Minutes – November 2, 2006**

Mr. Mathews made a MOTION to APPROVE the November 2, 2006 minutes. Mr. O'Halloran seconded the motion. UNANIMOUSLY VOTED.

**Discussion of Selection Criteria**

Chairman Flynn reviewed the Selection Criteria lists. Mr. Lambros made a MOTION to APPROVE the list. Mr. Curtis seconded the motion. Discussion ensued regarding the bullet under Community Housing Proposals that stated:

- The project meets local housing needs among eligible low and moderate income families while promoting diversity.

It was suggested that the bullet be changed to reflect individuals as well as families.

- The project meets local housing needs among eligible low and moderate income families or individuals while promoting diversity.

Mr. Lambros AMENDED the MOTION to APPROVE the Selection Criteria list as amended, with the inclusion of "or individuals" to bullet #5 under Community Housing

Proposals. Mr. Hannan asked, what does the statement mean, “while promoting diversity”. Discussion ensued regarding the Community Preservation Committee’s definition of the term diversity. Mr. Hannan made a MOTION to eliminate the phrase “while promoting diversity” from bullet #5 under Community Housing Proposals. Mr. Ford seconded the motion. The MOTION was not passed on a 6-2 vote. Mr. O’Halloran, Mr. Cunningham, Mr. Lambros, Ms. Gowen, Mr. Curtis and Mr. Mathews were opposed.

### **Discussion of Application**

Mr. Lambros stated that he felt supported, by the presentation that was given at the November 30, 2006 meeting, in using the word creative. Mr. Lambros further stated that he is happy with the wording “supporting projects that might not be supported by the traditional funding procedures in town”. Chairman Flynn read the approved paragraph which stated, “Applicants are encouraged to be creative and to submit projects that will benefit the community which traditionally may not receive financial support from local funding sources and that have the potential to gain partial funding from state, federal and or private sources. Mr. Lambros made a MOTION to ACCEPT the statement just read for insertion into the application form. Mr. O’Halloran seconded the motion. Discussion ensued regarding using the word “creative.” UNANIMOUSLY VOTED.

### **Discussion of Needs Assessment**

Mr. Mathews suggested that the committee members, as homework in the month of December, think about how to develop a needs assessment. Mr. Mathews further suggested that in the coming meetings, perhaps devote one meeting to discuss open space, next meeting discuss recreation, etc.

Mr. Lambros asked Mr. Clarke if the 2001 Master Plan is being updated presently. Mr. Clarke stated it is not. Mr. Lambros asked Mr. Clarke if the statistics on the demographic fact page, which is page 11 of the 2001 Master Plan, could be updated for the CPC. Mr. Mathews stated that the demographic fact page cannot be updated until the next census is done in 2009. Mr. Clarke agreed. Mr. Lambros asked Mr. Clarke if the land use chart can be updated. Chairman Flynn stated that the land use charts have been updated and can be located for Mr. Lambros. Mr. Lambros asked Mr. Clarke if the low income statistics, on page 31 of the 2001 Master Plan, can be updated. Mr. Clarke stated that he will find out the answers to all of Mr. Lambros’ questions and will report back.

Chairman Flynn stated, with regards to the homework suggestion from Mr. Mathews, the CPC has not yet received its first proposal. Chairman Flynn further stated that he suggests the committee members make proposals for inclusion in the needs assessment.

Mr. Curtis stated that he has spoken with the Historical Society and at the next committee meeting there will be further discussion regarding a proposal to the CPC.

Mr. Hannan asked the committee, what do the committee members see as its role in the support of proposals. Chairman Flynn stated that if he wants to advocate for a particular

proposal then he will. Discussion ensued. Mr. Lambros asked the committee if the committee feels it needs operating procedures. Discussion ensued.

Mr. O'Halloran asked what is required by the needs assessment. Mr. Clarke stated that when the committee receives projects they will be formatting them in the same manner as the Capital Improvement Plan. Mr. Clarke further stated that the needs assessment will be a listing of private issues that the committee thinks should be included in the needs assessment. Chairman Flynn asked Mr. Clarke if it is possible to create a preamble to the projects listing; that would be broad needs statements in a particular area. Mr. Lambros stated that he will draft a paragraph and submit to all committee members at the next meeting. Mr. Mathews suggested that all committee members submit everything to Mr. Clarke. Mr. Clarke agreed. Mr. Hannan asked, what else will this paragraph include. Discussion ensued.

Mr. Ford made a MOTION to forego the needs assessment requirement for an application submittal and stated to have the public bring applications in. Chairman Flynn stated that he is going to call that MOTION out of order.

Mr. Mathews asked if Mr. Clarke or Chairman Flynn could contact the local newspapers and further suggested that the committee announce in the announcement section of the papers the schedule of the CPC meetings. Mr. Clarke stated that he will contact the newspapers. Mr. Clarke suggested that each member announce to their own groups that the CPC is setup for production.

### **Other Business**

Mr. Clarke stated the following scheduled dates for the CPC from Mr. Wilson:

- Beginning of February/end of January needs assessment document completed
- Month of February, looking at any adjustment to the Fiscal '07 Budget and also set up the hearing for the Fiscal '08 Budget and final votes on that document by March 2<sup>nd</sup>

Chairman Flynn suggested the following meeting dates for the Community Preservation Committee:

- December 14, 2006
- January 11, 2007
- January 25, 2007
- February 8, 2007
- February 22, 2007
- March 1, 2007

Adjournment

At 9:05PM, there being no further business, a MOTION was made by Mr. Mathews to adjourn and was SECONDED by Mr. Curtis, UNANIMOUSLY VOTED.

Approved: \_\_\_\_\_  
Walter Flynn, Chairman

Dated: \_\_\_\_\_