

MINUTES



WEYMOUTH COMMUNITY PRESERVATION COMMITTEE

Thursday, August 3, 2023, 6:30 PM

Mary McElroy Meeting Room – McCulloch Building
182 Green Street
Weymouth, MA

2023 FEB -2 AM 4:21

In Attendance	Christopher Hannan, Chair Daniel Condon, Vice Chair Mark Kilban Pat O'Leary Cathy Torrey, Clerk
Staff	Bob Luongo, Planning Director Kate Marshall
Recording Secretary	Maura Ziegler

Call to Order

7:02 PM

Application – Presented by Bob Luongo, Director of Planning & Community Development
Beals Park Restoration – Additional funding in the amount of \$150,000.

Bob Luongo said that construction at Beals Park is underway. Unfortunately, the project is requiring more structural fill than anticipated. Structural fill will need to be brought to the site in order to be compacted in areas such as parking lots, basketball and pickleball courts. He also mentioned that soil testing was previously done and sometimes unforeseen issues still arise.

Kate Marshall said there are no funds available in the open space category, this request would come from the unreserved balance which has \$360,140.

Chris Hannan asked if this is just to bring in soil?

Pat O'Leary said the soil they found is too sandy.

Bob Luongo said that a large quantity is needed.

Kate Marshall said the cost per load is in the contract.

A motion was made by Pat O'Leary to appropriate \$150,000 from the unreserved fund balance. Seconded by Cathy Torrey. No discussion on the motion. Motion passes unanimously.

Public Comment

Kathy Swain 134 Mill Street

Kathy Swain said that she is very excited about this project. She added that the Town has been improving open space, but not acquiring or expanding open space.

Bob Luongo said we have acquired land through donations, mostly for conservation, but have not acquired new open space in the past 7 years.

Kathy Swain said the population has grown. There are many more apartments and houses have very small yards. She said that the Town should purchase open space when the opportunity arises. People who want to recreate and leave their apartment or house, need to have some place to go.

Chris said the Town is working on developing the Fore River Trail, especially near the shelf at Great Hill and the proposed Wessagusset Walk project.

Bob Luongo said that the Town looked into acquiring the Citgo gas station in Jackson Sq. The appraisal was 2.9 million but the owner wanted nothing less than 3.5 million. The Town is also considering another property in the water shed protection district, accessible by Rt 139. The Town is waiting to hear back from the owner. These 2 potential opportunities are passive recreation locations.

Pat O'Leary said that the Planning Department is trying to add some open space to all development projects. She added that sidewalks are a nice improvement.

Bob Luongo said that development in Jackson Square includes open space areas, lighting, and enhancement and daylighting more of the herring run.

Bob Luongo said that removal of the incinerator, creation of Osprey Park, all are open Space enhancements. Bob Luongo said he hopes the MBTA is finally working toward remediation of the Durante property. There is a canoe launch, parking area and small picnic area planned for the site.

Chris Hannan thanked Kathy Swain for attending the meeting. He said hopefully your comments will call attention to the open spaces we have in town and get the word out to the public.

Bob Luongo said Finnell Drive has a large piece of land that we can add to Gannon Park.

Kathy Swain mentioned that some boardwalks are needed at Pond Meadow Park.

Bob Luongo said that the Bradford Torrey Bird Sanctuary is a nice addition to the Town's inventory.

Chris Hannan said thank you for bringing this to light.

Project Updates

Kate Marshall said that the pedestrian bridge to Lovell Field is getting ready to go to bid. The permitting is done.

Bob Luongo said the bridge should be completed by the end of 2024. Times for construction are limited by the order of conditions.

Kate Marshall said Osprey Overlook Park should be completed in the fall.

Kate Marshall said the stained-glass windows at Fogg Library should be restored and put back in place by the end of August. The library is planning a celebration in September.

Cathy Torrey said Abigail Adams has had no work done to date.

Kate Marshall said she received a memo from Stewart Saginor, Director of the Community Preservation Coalition. The memo said that municipalities should plan for a state match of 20%.

Kate Marshall said there was no movement on taking any properties in tax title for affordable housing.

Bob Luongo said that he is working on the development of Dwyer's Mountain for affordable housing. The parcel is located behind CVS and Monahan's Marine on Washington Street. The owner has one year to pay the million plus in taxes owed.

Bob Luongo said that the Town has grants to research the site, learn contamination concerns, etc. He said he hopes to advertise for an affordable housing developer in 2024. This development would give the Town its 20%. The Town currently falls under the units and have the acreage. There will be community meetings, a change in the zoning, removal of a homeless encampment, and other work to be done.

Chris Hannan asked if there is any movement to get rid of the acreage/unit?

Bob Luongo said the Town is seeking to have the rules changed.

Approval of Minutes – February 2023, March 2023, June 2023

None received.

Other Business

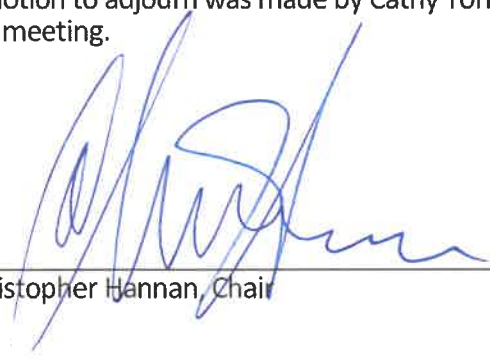
None

Next Meeting – September 7, 2023

Adjournment

7:36 PM

A motion to adjourn was made by Cathy Torrey and seconded by Dan Condon. All were in favor of closing the meeting.



Christopher Hannan, Chair



Date