

Community Preservation Committee Meeting Minutes

November 13, 2023

Scituate Public Library

Attendance- Dan Fennelly, Skyler Chick, Penny Scott Pipes, Jack Whittaker, Suzanne Brennan, Meg Stillman, Jill Caffrey, Ann- Burbine (Absent, Mike Connor)

6:30 PM Meeting called to order by CPC chair Dan Fennelly

Acceptance of Agenda- Motion by Mr. Whittaker to accept the agenda for November 13, 2023 meeting. Motion second by Ms. Scott Pipes (8/0 in favor)

Acceptance of Minutes- Motion by Ms. Scott Pipes to accept the October 2, 2023 minutes. Motion second by Mr. Whittaker (8/0 in favor)

Discussion - Bailey Ellis House Tower Restoration Application - Janet Cornacchio

Ms. Cornacchio discussed the Bailey Ellis House Tower restoration budget request of \$30,000.00. Project cost increased due to scaffolding costs and availability for the window installation and tower repair. Ms. Cornacchio said the window restoration portion of the previous funding approval is almost complete.

Mr. Fennelly asked if the applicant anticipates the property will need additional restoration and funding assistance. Ms. Cornacchio will provide a list of anticipated projects to complete the house restoration to review at the December meeting Mr. Fennelly said this will help the CPC understand what the future funding requests may be.

There was no further discussion by the Committee.

Discussion - "Old Gates" Recreation Track Application - Susannah Green

Ms. Green submitted the application stating the track behind Old Gates is unkept and in need of repair. Nick Lombardo, Scituate Recreation Director, concurred the track needs attention. Ms. Green stated the track would need to be widened, leveled and surface material be laid to attain proper condition. Having DPW give advice for track repair was suggested.

Mr. Chick noted the size and dimension for the track would need to be assessed to create a plan and to ensure the project is handicapped assessable. This information will be needed for the applicant to put together pricing.

Mr. Whittaker, Ms. Stillman, Mr. Chick, Ms. Burbine, Ms. Scott Pipes and Mr. Fennelly discussed concerns that the future purpose of Old Gates is unknown and future parking requirements may become challenging. The CPC members suggested Ms. Green check with the Select Board about possible plans for Old Gates School, and advised meeting with the DPW to see if they can

do this work. Mr. Fennelly noted the application for repairs to the track was not complete, no estimate or quotes were provided and suggested Ms. Green formalize the application and resubmit it if the DPW cannot do this work.

Update - Sunset Road Property Acquisition – Mary Jenkins was not in attendance to provide an update. There was no discussion.

Discussion - SAIL Home 809 Country Way Application - Marynell Henry assisted by Amy Pratt

SAIL is a housing initiative to help disabled adults live independently who recently purchased 809 Country Way to repurpose as affordable housing with a community center and small office for lease. The building at 809 Country Way would partner with “Free Period” a non-profit renting 2,000 square feet of office space and plan to employ the individuals living in the units. SAIL home would have a total of four (4) units totaling eight (8) bedrooms. Applicants are local and qualify for low income housing with Social Security and/or government assistance to assist with the cost of housing. SAIL would have remote and local support to allow disabled individuals to live independently in a safe manner.

The Committee expressed support for the mission of the applicants, and the opportunity for CPC to provide more funding for affordable housing projects.

Mr. Chick noted that the CPA would not allow funding for the SAIL community center, office space or parking lot at 809 Country Way. He requested the estimated construction costs for the affordable housing units be itemized as the CPC could approve funding for that portion of the project.

Mr. Fennelly advised Ms. Henry notify the abutters and discuss the project with the Select Board. The CPC will vote at the December meeting whether to accept this application for review, as it was submitted past the October 1st deadline.

Discussion - Pickleball and Tennis Courts Application - Nick Lombardo of Scituate Recreation assisted by Jay Neagle

Mr. Lombardo stated the application is for the renovation of the existing tennis courts at 327 First Parish Road “Old Gates” and requests \$1,216,408.00 of CPC funding. The project would renovate three current tennis courts and replace two tennis courts with 6 pickleball courts. Mr. Lombardo noted the courts were refinished in 2019 and cracking needs to be repaired again. Mr. Lombardo discussed renovating the surrounding parking to complete the project at once.

Mr. Whittaker expressed concerns and stated a comprehensive plan for the structure of Old Gates should be in place before renovation of the courts. The Committee discussed the merits of a master plan and a lack of overall vision for the building and site.

The parking portion of the application was discussed. CPC noted that the CPA does not allow funding for parking the supports an interior building use. Where the parking at this site supports both the Recreation Department’s indoor programs and the courts, CPC funding for the parking could be challenging.

Mr. Fennelly advised Mr. Lombardo notify the abutters and advised him to make a request of the Select Board to allocate the \$400,000 from Toll Brothers for this project.

Mr. Chick discussed a design phase to illustrate the scope of the project including footprint, maximization of parking, and accessibility. He additionally recommended Mr. Lombardo inquire about the \$400,000K Toll Brothers funding and seek letters of support from the community for these courts.

A challenge presented is the logistics of renovating the High School courts and Recreation courts simultaneously, which would leave the Town's tennis courts offline. Ms. Scott Pipes recommends Mr. Lombardo amend the application prior to Town Meeting.

Discussion - James Landing Trail Restoration Application - Walter Eric Kluz, assisted by George Humphry and Regina Townsend

The applicants are requesting funding for the existing conservation trail at James Landing for the remediation and removal of invasive species along the marsh in the amount of \$75,000 to benefit views and preserve open space.

Mr. Fennelly stated the CPA has very specific usages of funds. CPC cannot spend money on maintenance.

Mr. Kluz can provide a letter of intent and benefit to the Greenbush neighborhood to Ms. Burbine so they may further discuss with the Scituate Planning Board to see if there are alternative funding opportunities.

The CPC noted the James Landing Trail Restoration Project does not qualify for CPC funds.

Discussion/Vote – Items to rescind is approximately \$150,000 from various projects. Mr. Fennelly is in the process of putting the final list together for a CPC vote.

New/Old Business - Ms. Burbine inquired about an update on the \$500,000 appropriated for windows at Wheeler Park. Ms. Caffrey reported the project needs to go through a state approval process, which includes hiring an architect. Dan Roulette is the new housing director after Kathy DeMarsh's resignation. Ms. Burbine encouraged this project move forward in a timely manner.

Adjournment- The meeting was adjourned at 8:35PM by unanimous vote (8/0 in favor)

Submitted by Andrea Gillis

Documents submitted- at Community Preservation Committee Website