



**Advisory Committee
Meeting Minutes
Community Room, Scituate Public Library
Thursday, October 4, 2018
7:00 pm**

Committee Members Present: Lincoln Heineman, Chairperson; Jamie Gilmore; Anthony Antonello; Geoff Burns; Jerry Kelly; Mike Westort

Committee Members Absent: Sean deLacy; Elise Russo, Patrice Metro

Also in Attendance: Nancy Holt, Director of Finance; Jim Boudreau, Town Administrator; Mary Jenkins; Scott MacFaden, Wild Land Trust; Anne-Marie Runfola, NOAA, Tara Connaughton, Wampatuck PTO, David Drinkwater

The meeting was called to order at 7:00 PM by Lincoln Heineman

**Lincoln Heineman made a motion to accept the agenda; seconded by Geoff Burns;
Unanimous vote (6-0)**

Discuss/Vote Community Preservation STM Article – Gary Meyerson, CPC Chair

ARTICLE 7. Community Preservation Act

To see if the Town will vote to hear and act on recommendations from the Community Preservation Committee (CPC) to appropriate the sums of money as indicated below. Appropriations for the items below are to be expended first from any existing reserves for the purposes of such item, with any excess to be appropriated from Community Preservation FY 2019 Estimated Receipts or Undesignated Funds. All such sums appropriated are further to be expended subject to all terms and conditions of the applications regarding such projects filed with the CPC and the votes of the CPC regarding approval of such items.

1. \$80,000.00 From FY 2019 Estimated Receipts for Improvements at Roach Field
2. \$270,000.00 From FY 2019 Estimated Receipts to replace a Playground At Wampatuck School
3. \$500,000.00 From Open Space Reserve for Acquisition of Sunset Road/First Cliff property
4. \$109,000.00 From FY 2019 Estimated Receipts for Acquisition of Sunset Road/First Cliff property

Gary Meyerson said that there were three items on the docket for the STM:

- Additional funding for Roach Field parking lot
- Replacing of Wampatuck Playground
- Purchasing of Sunset Road

Improvements for Roach Field:

The Roach Field parking lot needs an additional \$80,000 due to the storm water by-laws. Gary said that we originally thought wouldn't need the money, because it did not fall under two of the storm water rules, but the 3rd rule, which we learned about later, (increasing the parking capacity) did affect this project. The aerial photo shows that it would protect the train tracks even though that area has its own drainage. The total cost would be \$87,500 and Little League is giving \$7,500 towards the project. This project is for safety, currently people are double and triple parked in the road when there is a baseball game there. The project will include ADA compliant spots.

Jamie stated that the original quote should have been double, Gary said yes and the price of engineering also increased. Jamie asked if this was a one-time fix, Gary said yes

Lincoln asked if all the spots would be gravel, Gary said yes, except for the ADA parking spaces. Lincoln asked if there was a possibility of exemption from conservation, Gary said it is not clear who governs it. It appears that there is no wiggle room on this by-law. Gary said he asked the Selectmen to look into the by-law for future projects.

Mike added that the neighbors would be happy with the additional parking spaces.

Lincoln asked about other field projects, Gary said that a large study was being done for the back fields at the High School.

Jerry asked if the parking lot is recreation, Gary said according to CPC precedence any parking lots or areas used for fields qualify.

Lincoln asked if the intention was to now have all CPC projects done in the Fall, Gary said that it depends on timing, he further stated that they had so many projects in the Spring that the timeframe was condensed and he felt there was not adequate time allowed, they are now trying to spread out the projects.

Replacing Wampatuck playground:

Wampatuck playground will cost \$300,000 to replace, PTO came up with \$30,000, so CPC is being asked to fund the remaining \$270,000. Gary thought this was the best CPC application they had received and will use it as a model going forward. Gary stated that it is a community playground in a densely populated neighborhood. The playground is 30 years old and not compliant. The equipment is too expensive to repair and the ground has to be replaced with wood chips which is very costly. The playground will be the same footprint, it complies with the current by-laws and the equipment will be good for 15 years. Furthermore, he stated that the "pour in place" surface is warranted for 7 years and should last for 20. Gary said that all the appropriate Boards have signed off.

Jerry said clearly this falls under recreation and that the current playground is not ADA compliant and he felt it was an accident waiting to happen.

Gary said the North Scituate playground is packed all the time and clearly the Town is in need of playgrounds.

Geoff asked if all playgrounds could receive ADA funding. Gary said the matching is going down and he feels that we should be maintaining the other playgrounds. Geoff asked if this was an issue with the playgrounds at the other schools and pointed out that if the plan is to take down the school you may not want to maintain the playground.

Jamie asked if it is within the existing footprint, Gary said yes.

Jamie asked what would the balance be after the projects, Gary said that CPC does not have a fund, money comes from Estimated receipts, Undesignated money (\$3M) or Disbursements.

This project will come out of Estimated Receipts

Mike asked if there were any plans to build another playground not at a school, Gary said they talked about building one in the West End, but it went nowhere. We own pockets of property to do it, but someone has to propose it. Maybe the purple dinosaur park could be redone Gary said.

Gary said that currently the PTO pours \$2000 into the Wampatuck playground now just to maintain it.

Phyllis Karlberg, 26 Hewes Road, asked if we know what the long range plan is for the Wampatuck school, Gary said they are still waiting on the results of the study. Gary thinks Wampatuck will probably stay open and that Hatherly and Cushing may be closed.

Tara Connaughton, Wampatuck PTO, said that 500 parents, the principal and the superintendent are behind the project. The current playground is very much beyond its lifespan, it is 30 years old, and is not safe. Maintenance is high, and new playgrounds have warranties. Currently, there is no accessibility for the community. This project is long overdue. On the finance side, Ron Griffin has made a request to match what the PTO is putting aside and he has applied for an ADA Grant to cover the cost of the walkway for \$27,000. The final decision will be made in December and if granted the money, it will be given back to CPC.

Nancy Holt added that Fiscal 19 was the first year it was on the Capital plan and it was noted as a CPC project.

Lincoln asked if School Committee voted on the project, and Gary said he thought they voted yes.

Jerry asked about the vote from the School Committee, Gary said he was not sure about the outcome of the vote, but he could find out.

Gary added that the long range problem for our fields and playgrounds is no one knows who should fund them the Town or the Schools.

Purchasing of Sunset Road

McDonald Farm (Sunset Road) total maximum cost would be \$609,000 which includes the purchase price of \$599,000, Conservation Restriction Fees of \$7,500 and Due Diligence costs of \$2,500.

- \$500,000 coming from Open Space Reserve
- Remaining cost from Estimated Receipts
- 4.8 acre parcel of land
- Owned by many people, but one family
- If purchased it could connect NOAA to the Maritime Center
- Can make trails, educational programs, a kayak dock (**Plans after purchase are ideas only and are not included in the price quoted**)

- Complicated land transaction
- Preliminary title search has been done, nothing major found
- Still need a final appraisal
- A snowy owl lives there which are disappearing
- On July 11 the price dropped which made this purchase possible
- Have to remove gravel from a certain area
- Will have to add parking

There is money pledged for post purchase improvements. The money was raised by two project owners and is being held at Wild Land Trust.

Geoff said that this strikes him as a perfect acquisition for Open Spaces.

Mary Jenkins (Property Owner) said she has been working on selling this parcel of land for about 30 years. This is the best venue (CPC) we can use to save this parcel for future generations. It has taken a lot of time, the cousins all agree on the price and she feels it is a great opportunity for the Town. The property is currently on the open market, so someone could purchase it.

Lincoln asked if you could develop the land, Gary said it may be possible to build on a small part of the property, but he felt it would be very expensive. Gary said it is more about the probability of someone building on it, Gary said someone could try to seek a variance, or the current regulations could change (however they have gotten tighter over time).

Mike said it appears that we are paying a price for a buildable parcel, Gary disagreed, and said that the buildable price is over \$800,000.

Geoff asked where the buildable lot was, Mary said it was by the NOAA building, near Sunset Road. Mary said the property was connected to Town Sewer and had Gas and Electricity.

Mary Jenkins said that FEMA is pressuring Towns to purchase marginally buildable property to save on Flood Insurance and that you get points for purchasing qualifying Open Space. Gary said he could not confirm this information.

David Drinkwater, (Representing the Sellers of the Property) Told the Committee that there are buyers out there that will purchase this property. The parcel has 600 feet of water frontage and a portion of land that appears to be buildable. The sellers could consider an open market purchase.

Lincoln asked if you could split up the parcel Mary said yes, but in the past, the Town had said they would like the whole parcel.

Jerry asked what Gary wanted the Advisory Commission to do, to give approval once you get an acceptable appraisal, Gary said yes.

Gary said we need to get two appraisals, so we still need one more.

Mary Jenkins said that \$599,000 is a good purchase price to own the last Open Space and to connect NOAA to the Maritime Center.

Gary said that David Drinkwater represents all the owners and that we still have to do a full title search.

Geoff asked why they wouldn't segregate out the buildable lot and have the Town just buy the property that is unbuildable. Gary said they were handed a application, he does not know the history and this is what CPC was presented. It goes in front of the CPC Board if it is an acceptable application.

Gary said it depends on what the Town wants, if they want to preserve the land.

David Drinkwater said that the challenge for the seller is that the Town said they were interested, there are other uses for the property, they could sell unbuildable beach lots for example or could be sold to abutters that do not currently have ocean front property. We need to know if the Town is going to purchase the property.

Lincoln asked if the Town could build a walkway, Gary said he didn't know.

Lincoln asked if the conservation restriction would affect parking, Gary said no. Access has to be provided.

Scott MacFaden said that Wildland Trust is holding all our Conservations Restrictions in the Town.

Gary said the more we can integrate NOAA with the Town the better for the kids and the Town.

Lincoln asked if there was an opportunity for funds from Congressman Lynch, Mary said the land is mostly dry even at high tide and all through the year. Anne-Marie Runfola said that Congressional staffers just came, but Lynch's office was not one of them. She further said that if the Town has the will to purchase, we can communicate on the website and possibly generate more pledges.

Jerry asked what the on-going cost to maintain parking. Gary said he really didn't know and that it also depended on what the Town wanted to do with it. If it is boardwalks and gravel parking it will be minimal. We have pledges for (\$13,000) for post development costs. Anne-Marie said that NOAA may be able to get Grant money and help with signage. May also be able to get volunteers from the Eagle Scouts and students. She also suggested asking to be added to the Scituate West Friends.

Jerry felt the appraisal was ambiguous, but wondered how would we feel if we did not purchase the property. He also thanked Mary Jenkins and said he thought it was a good opportunity for the Town.

Ann-Marie said the Commission could walk the property.

David Drinkwater added that the family or new owners could cut off access to the property which the Town currently has.

Discuss/Assign November 2018 STM Articles: Nancy Holt and Jim Boudreau

Article one

Nancy Holt said that we had some changes in personnel so we had a few blips. The Country Press just sent a bill. Educational reimbursements are included because you have to pass your license first before we pay. She also said that we went through a transition at the Transfer station.

Article two

Jim Boudreau said that we have to appropriate Grants that were received.

Article three

Emergency storm cost: we have to replace the funds from Stabilization with Free Cash

Article Four

Surcharges from Lyft and Uber

Article 10

Increasing limits to make the program available to more seniors

Article 13

Ellis land swap for the Public Safety Building, surveys out to see if land is dry. **Might have to put off until the Spring**

Article 14 and Article 15

Choice aggregation, if it passes the Town would hire a consultant to solicit proposals for the power supply, The Board of Selectmen then determines the percentages for zero green energy through 100% green energy. We choose a vendor for everyone on the National Grid default, then everyone is switched unless you opt out.

Jerry asked if the Town benefits from this, Jim Boudreau said no. The Town is Green energy and it does not apply to municipal buildings.

Lianne to reach out to for the next meeting.

- **Proponents of Petition**
- **Town Assessor**
- **Kevin Cafferty and Sean Anderson**

Reorganization of Board

Lincoln would like to serve one more term as Chairperson

Geoff Burns made a motion to nominate Lincoln Heineman to continue to serve as Chairperson for the Advisory Board; Jerry Kelly seconded; The vote was (5-0), Lincoln Heineman Abstained (5-0)

Jamie said that the person who wants to be the next Chair should be elected as Vice. Lincoln said Jerry expressed interest.

Mike Westort nominated Jerry Kelly as Vice Chairperson; Geoff Burns seconded; The vote was (5-0), Jerry Kelly Abstained (5-0)

Approval of Minutes

Lincoln Heineman made a motion to accept the minutes from May 3, with corrections, seconded by Jamie Gilmore. The vote was (5-0), Mike Westort abstained

Jamie Gilmore made a motion to accept the minutes from July 16, with corrections; seconded by Lincoln Heineman; Unanimous vote (6-0)

Lincoln wanted to include the FY 18 Interdepartmental Transfers when posted.

Liaison updates

Current Liaisons appointed:

EDC – Geoff Burns

CPC - Mike Westort

School Committee – Patrice Metro

Capital Planning - Anthony Antonello

Street Acceptance Committee – Mark Sandham

Waterways – Jamie Gilmore

School Building Committee – Jerry Kelly

Public Building Commission – Anthony Antonello

Lincoln asked if the Committee should add, drop or change any liaisons.

Jamie said he cannot due Wednesdays anymore, so therefore he cannot be the liaison for Waterways. He could possibly be the liaison for Street Acceptance to replace Mark.

Geoff informed the Committee that he will not be at the next meeting, as well as Jerry and possibly Jamie, Anthony and Mike said they could attend.

The deadline for write-ups is October 19th.

Free Cash Certification was handed out by Nancy Holt. Lincoln said great work getting it done so early.

Anthony said he knows someone who wants to join the Advisory Board and Lincoln said to provide him the information.

Lincoln announced that Elise Russo replaced Mark Sandham.

New Business

Jerry confirmed that the 19th is the date the write-ups need to be completed.

Jamie said he was also on the Sister City Committee, which is a town appointed position from the Board of Selectmen, encouraging cross cultural business and education.

There being no further business to discuss, Lincoln Heineman made a motion to adjourn the meeting at 9:05 PM; seconded by Mike Westort; Unanimous vote (6-0).

Respectfully submitted by,
Lianne Cataldo (Recording Secretary)

Follow-up Items:

- Jerry asked about the vote from the School Committee, Gary said he was not sure about the outcome of the vote, but he could find out.
- The deadline for write-ups is October 19th.

On-going Items:

- Any Economic questions regarding marijuana sales can be sent to Valerio
- Research if banned towns would receive funds from marijuana sales
- Committee for Marijuana zoning research
- Look for ways to improve the Advisory Booklet for Town Meeting
- Lincoln also said we had voted to have the Board of Selectmen adopt a remote meeting policy to vote, would still need 5 people in the room.
- Invite PBC member(s) to explain architect decision for Senior Center
- Site Visits

Referenced Materials

- *Agenda*
- *Meeting Minutes (5/3 & 7/16)*
- *CPC Documents*
- *Free Cash Certification*
- *STM Draft Warrant*
- *STM Article Background Summaries*