



Advisory Committee Meeting Minutes
Thursday, February 9, 2023
Zoom Video/Audio Conference – 7:00 pm

Pursuant to Chapter 22 of the Acts of 2021, Chapter 22 of the Acts of 2022 and Chapter 107 of the Acts of 2022, Scituate Advisory Committee Members held the February 9, 2023 meeting via Zoom Video and/or Audio (Dial-in for those with only phone access). All participants participated remotely.

Committee Members Present: Jamie Gilmore; Chair, Marc DiCosimo, Elise Russo, Vice-Chair, Lynda Ferguson, Patrice Metro, Dan McGuiggin, Jerry Kelly and Conor Doherty

Committee Members Not in Attendance:
Missy Seidel

Also in Attendance: Nancy Holt, Finance Director/Town Accountant; James Boudreau, Town Administrator; Seth Pfeiffer, SCTV Director; Dan Fennelly, Community Preservation Committee Chair; Corey Miles, Coastal Resources Manager; Penny Scott-Pipes, Conservation Commission; Karen Connolly, Select Board member; Denise LaPlaca, Friends of Purple Dinosaur; JoAnn Wisloski, Jenkins School PTO

Mr. Gilmore called the meeting to order at 7:00 p.m.

Ms. Russo made a motion to accept the agenda which was seconded by Ms. Metro and voted unanimously in favor (6-0) by roll call vote; Ms. Russo-yes, Ms. Ferguson-yes, Ms. Metro-yes, Mr. Gilmore-yes, Mr. McGuiggin-yes and Mr. DiCosimo-yes.

Ms. Ferguson made a motion to accept the minutes of the January 26, 2023 meeting which was seconded by Ms. Metro. The minutes were voted majority in favor (5-0-1) by roll call vote; Ms. Russo-yes, Ms. Ferguson-yes, Ms. Metro-yes, Mr. Gilmore-yes, Mr. McGuiggin-abstain and Mr. DiCosimo-yes.

Mr. Kelly joined the meeting.

Mr. Doherty joined the meeting.

Community Preservation Committee (CPC) Recommendations – Dan Fennelly, CPC Chair
Mr. Fennelly reviewed the available funds and the funding mechanism for the required set-asides

and the recommended projects for special and annual town meetings. He noted there is about \$1.8M in sur-charge revenue and several hundred thousand dollars of state match which varies annually. He stated the last state match was higher than usual due to some changes in funding at the state level. In total, the town has received over \$10M in state matching funds. He then reviewed the projects which are recommended to be closed out by the CPC due to completion or cancellation for a larger project.

Prior Year Project Rescissions - \$46,467.87

<u>Project</u>	<u>Authorization</u>	<u>Amount</u>
Boardwalks & Beach Mats	ATM 04/2017, Art 11-11	\$ 0.33
Roach Baseball Field Improvements	ATM 04/2017, Art 11-15	\$ 0.01
Historic Survey	ATM 04/2018, Art 12-05	\$10,000.00
Roach Field	STM 11/2018, Art 7-01	\$33,428.21
PJ Steverman	ATM 04/2020, Art 12-6	\$1,039.32
Historic Survey	STM 04/2022, Art 4-3	\$5,000.00

Mr. Fennelly noted that there were several applications that were tabled for the future or withdrawn for various reasons. Ms. Ferguson asked if there was any further information on the gazebo which had previously been approved. Mr. Fennelly said there had been about \$80,000 previously approved and since there were funds remaining, those funds should be used first to stabilize the gazebo until more information is available about the future of Cole Parkway resiliency. He noted some repairs had been done and a ramp for handicapped access was installed.

Projects Withdrawn or Tabled

Cole Parkway Gazebo (Fall)

Pickleball Court (Fall)

Mordecai Lincoln Homestead Renovation (Fall)

Wampatuck Early Education Program Playground (Withdrawn)

Mr. Fennelly reviewed the projects that CPC has approved.

Projects for Special and Annual Town Meetings

Beach Signage - \$16,830

This project would install standardized signs at all six beaches that are consistent in look. Mr. Fennelly noted that CPC has asked all projects to include a contingency as there is a time lag before completion, increases in costs or unexpected events. Ms. Ferguson asked if there were approved locations for the signs and Mr. Fennelly responded that his understanding was that meetings had already occurred. Ms. Ferguson commented on the maintenance of wooden signs and who would be responsible for maintenance. Mr. Fennelly responded that it was the intention of the Scituate Beach commission to raise funds for that purpose.

Cudworth House Renovation - \$82,500

Mr. Fennelly stated this project was basically to re-establish access to the Cudworth House since the building of the senior center. He stated that the total project cost of \$136,000 was being

funded with funds from multiple sources including MBTA funds.

Pier 44 Park - \$300,000

Mr. Fennelly stated this project would provide funding for design and engineering for redevelopment of the Pier 44 site. He directed members to look at the detailed presentation from the Scituate Harbor Redevelopment Commission (SHARC). He also commented that a \$100,000 grant had been obtained and other grants were being sought. Ms. Ferguson asked for confirmation of the number of parking spots which Mr. Fennelly confirmed was approximately 14 spots. Ms. Ferguson expressed concern that there would be inadequate parking for some of the proposed uses of the site. Ms. Connolly responded that SHARC was looking at multiple different options including reduced parking which could make the final project more attractive for grants. Ms. Connolly stated SHARC was also looking at other potentially underutilized parking spots in the area.

Ms. Ferguson and Ms. Russo both continued to express concerns about the limited parking if the site was supposed to host events. Mr. McGuiggin also noted concerns about some of potential uses that have been proposed to date. Mr. Gilmore stated this funding would get us to the point so that at least three viable solutions could be brought forward and then a final design could be developed. The members continued to discuss concerns with parking and scope included in the recently released survey and the SHARC's presentation to the Advisory Committee. Ms. Connolly responded that SHARC is listening to all these concerns and they are trying to get as much input from committees and boards and the public in order to get preliminary designs to the public which is the reason for this funding.

Ms. Russo asked what would be covered with the funding and Ms. Connolly stated it would include permitting, cost estimates, final design and bidding documents. She noted currently they are looking at concepts and these concepts may not be feasible due to permitting and/or cost. Ms. Miles stated that the funding also covers a demolition plan for the building due to the hazardous materials, geo-technical studies and sub-surface investigations necessary if a pavilion were to be built on the site.

Ms. Ferguson asked if the building was at the end of its useful life or if this redevelopment could wait until a date in the future. Mr. Boudreau responded that the building was not at the point that it has to be demolished but it is at the point when a decision must be made about renovating that property in order to continue to use it. He noted the current survey is to help direct the design process. Ms. Metro asked about the estimated cost to demolish the building. Mr. Boudreau responded that it is a wood frame building and the bulk of the cost would be in removing the hazardous materials.

Train Canopy - \$30,991

Mr. Fennelly noted this was an ongoing project and this was likely the last request to finish the site providing trash receptacles, benches and lighting.

Purple Dinosaur Playground - \$260,000

Mr. Fennelly stated this project would replace a 30 year old playground that has a woodchip surface. He noted this was one of the few playgrounds in town not located on a school property and open to the public. The design is being targeted toward the pre-school, 2-5 year old, range.

He stated the Friends of the Purple Dinosaur are planning to raise \$30,000 toward the project. Ms. LaPlaca asked if the Friends could begin their fundraising in advance of the project. Mr. Gilmore encouraged them to begin in order to raise awareness of the project. Ms. LaPlaca stated the group was not a 501c3. Mr. Fennelly recommended the group establish a 501c3 and he was willing to assist them. Ms. Doherty expressed a hope that the current design would reflect the existing design that supports disability access. Ms. LaPlaca responded with the efforts that had been made to date and their commitment to ensure that type of access.

Wheeler Park Windows Replacement - \$548,924

Mr. Fennelly stated this project would replace over 300 windows in Wheeler Park II which is primarily elderly and disabled housing owned by the Scituate Housing Authority.

Jenkins Playground - \$400,000

Mr. Fennelly informed members that this project would replace the current playground which is poorly placed next to classrooms and in disrepair after 20 years of use. The new playground would be more visible to teachers and police and be wheelchair accessible and the Jenkins PTO would provide \$40,000 for the project. Future playground maintenance would be supported through fundraising by the PTO as well. Ms. Ferguson asked why the School Department is not taking care of maintenance on the playgrounds and why the Recreation Department is not supporting both non-school playgrounds. Mr. Fennelly responded that the issue had come up many times and that it was a decision the town had made many years ago. Ms. Ferguson noted that it was not reasonable to have private entities pursue fundraising for future maintenance. Mr. Boudreau responded that outside the school is the town's responsibility and inside the building was the School Department's responsibility. Ms. Connolly responded that the CPC had been asking applicants to set up mechanisms for future maintenance of their project for several years. Ms. Wisloski thanked members for being mindful of their limited PTO funds but they were amenable to set-aside a small portion of their budget for the playground maintenance.

Mordecai Lincoln Driveway & Parking/Engineering Phase - \$25,000

Mordecai Lincoln Driveway & Parking/Construction Phase - \$132,000

Mr. Fennelly commented this project had been brought forward from the Conservation Commission to provide access to the property. The \$25,000 is being put in the special town meeting so the engineering can start immediately and not wait until July 1st. The construction funds of \$132,000 would be in the annual town meeting. Ms. Ferguson asked if this would allow for launching of a kayak. Mr. Fennelly stated that this was just to provide access to the front portion of the property.

Mr. Kelly asked if the neighbors had been consulted about the parking area. Ms. Scott-Pipes stated there had been some discussions but she thought there had been a change in ownership to her understanding and also that there was a garage and tree currently providing a partial shield the neighbors view. She said the intent is not to go into the open area of the property. Mr. Doherty asked if it would be a paved parking lot. Ms. Scott-Pipes responded that it would be hardpacked and a lot to level out the driveway.

The presentations referenced by Mr. Fennelly during his review are appended to the minutes.

Other Business

Ms. Ferguson asked about the status of the Border Street easements of Mr. Fennelly. Mr. Boudreau stated that it was being handled by Ms. Canfield. Ms. Ferguson asked who is responsible for ensuring these easements are in place prior to town meeting taking a vote on an acquisition. Mr. Fennelly responded that the CPC is learning from each of these issues and putting more controls in place as they move forward including a purchase and sale agreement in advance of the votes to provide legal protection to the citizens. Mr. Doherty responded that it was his understanding that the owner had put a document in writing to provide the easement. Mr. Doherty said there was another abutting property owner and he believes it is not a completely closed door.

Mr. Kelly made a motion to adjourn the meeting which was seconded by Mr. Doherty at 8:41 p.m.; the Committee voted unanimously in favor (8-0) by roll call vote; Ms. Russo-yes, Ms. Ferguson-yes, Mr. Kelly-yes, Ms. Metro-yes, Mr. Gilmore-yes, Mr. Doherty-yes, Mr. McGuiggin-yes and Mr. DiCosimo-yes.

Respectfully Submitted,

Nancy Holt
Recorder

Scituate Community Preservation Committee

Project Descriptions for Annual
Town Meeting, April 2023

April 10, 2023 Annual Town Meeting Proposed CPC Projects

1. **Beach Signage** - \$16,830

[Undesignated]

The Scituate Beach Commission is requesting funding to establish new entrance signage at the public beaches in Scituate. This includes the beaches at Egypt, Humarock, Minot, Museum, Peggotty and Sand Hills. Currently, the town's beach signage is mismatched and inconsistent. This proposal will standardize the beach entrance signage and will conform to the "Sea Scituate" signage standards seen throughout town. According to the Beach Commission, entrance signage provides essential information to motorists, which can lower the risk of accidents while improving the aesthetics of the community. The hand carved wooden signs will measure 8 feet wide by 16" tall and will be mounted on 6x6 posts. Text will be hand carved and the signs painted white and blue. The intent is for the signs to be crafted by a local artisan.



Sign prototype shown above for reference.

The request for funding includes six signs for approximately \$14,635 plus a 15% contingency for a total of \$16,830. The CPC received support letters from the Recreation Commission and the town's Office of Coastal Management. The funds for this request will be appropriated from the CPC's undesignated fund.

The Community Preservation Committee voted unanimously to approve this request.

2. **Cudworth House Renovation** - \$82,500

[Historic/Undesignated]

The Scituate Historical Society is requesting funding for restoration improvements to the historic 1797 Cudworth House on First Parish Road. The house, barn, and animal pound are operated by the Scituate Historical Society and are open periodically to the public during the year. The Historical Society has begun

restoration work on the house and some of the historic contents following a skunk infestation and issues with mold. The overall goal is to re-establish visitor access to the Cudworth House Museum, the barn, and the animal pound historic properties. This access was eliminated during the construction of the Scituate Senior Center.

The funding request is for the following work:

- 1) Design and construct a series of universally accessible, stone dust walkways and seating areas that connect the house to the barn, animal pound and adjacent parking area. These walkways will provide meaningful connections throughout this historic compound to improve visitor access while keeping with the historic character of the property.
- 2) Develop interpretive areas and appropriate wayfinding signage.
- 3) Build wide granite stairs from the back shed of the house with landscape steps to the barn entrance to connect the two properties.
- 4) Enlarge the rear doorway to the Cudworth House with path for wheelchair access. This will provide wheelchair users access to the large keeping room and visual access to the adjoining dining room, music room, office, and feature artifact room.
- 5) Preserve, restore, and reinstall the historic Cudworth Loom.
- 6) Preserve and conserve five fragile and rare colonial-era needlepoint samplers for museum display.

The Historical Society has received committed funding from several sources, which includes \$26,170 from the Scituate Historic Building Account, \$8,333.29 from the MBTA Historic Trust Fund and \$19,265 from the Scituate Historical Society. The Society is seeking an additional \$82,500 (including contingency) from CPA funding to complete the project which has a total cost of \$136,288. The funds for this request will be appropriated through a combination of CPC's historic and undesignated funds.

The Community Preservation Committee voted unanimously to approve this request.

3. Pier 44 Park - \$300,000

[Undesignated]

The Scituate Harbor Advisory Redevelopment Commission is requesting funding for the final design and engineering for the redevelopment of the 1.04 acre "Pier 44" site into a resilient harbor front park. The site is currently developed with an 8,000 square foot former restaurant building and 70 space asphalt parking lot. The town is currently working with a design consultant to develop concept designs for the new park which will be presented to the public and stakeholders. The concept designs consider demolition of the old building and parking lot for conversion of the site to green open space for passive recreation with potential pavilion or pier for picnics and other outdoor events while providing public access to the harbor front in this area.

SCITUATE HARBOR – THE PARK AT PIER 44

CPC MEETING

DECEMBER 12, 2022



Copley Wolff Design Group
Landscape Architects & Planners



BIA.studio

Architecture | Planning | Experience Design



The designs will consider climate resiliency and flood mitigation while creating an accessible and enjoyable public open space. There is a detailed presentation of the ongoing design work on the Scituate CPC website. The final concept design is expected to be complete in Spring 2023 following a public review process. This request is to fund the final design, engineering, and permitting which will include technical development of the concept design into construction documents for bidding. This request does not include funding for construction at this time.

The total budget for this phase is \$400,000, with \$100,000 being funded by a Metropolitan Area Planning Council (MAPC) grant and a request of \$300,000 from CPC. The Commission plans to secure funding for the actual construction of the park through a combination of grants and CPC funds at a later date. The funds for this request will be appropriated from the CPC's undesignated fund.

The Community Preservation Committee voted unanimously to approve this request.

4. North Scituate Train Canopy Restoration - \$30,991 [Undesignated]

The Friends of North Scituate Village (FONSV) is requesting additional funding for completion of the restoration of the historic North Scituate Train Canopy. This is a project begun several years ago which should be completed with this funding. A series of delays including COVID, personnel changes and additional unexpected costs

caused the previous funding to be insufficient. To complete the project, additional funding is needed for installation of the canopy lights, benches, tables, trash receptacles and signage. FONSV is planning future fundraisers to purchase and install planters and flowers to enhance this rejuvenated public space in North Scituate Village. Completion of the project is anticipated shortly after funds become available. The Friends of North Scituate Village are seeking \$30,991 in CPA funding to cover the remaining costs of the project. The funds for this request will be appropriated from the CPC's undesignated fund.

The Community Preservation Committee voted unanimously to approve this request.

5. Purple Dinosaur Playground - \$260,000

[Undesignated]

The Friends of Purple Dinosaur (FoPD) are seeking CPA funding for reconstruction of the existing Purple Dinosaur Playground. The existing play equipment is nearly three decades old and in a state of disrepair and lacks compliance with today's codes for playground safety. Due to the age of the existing play equipment, it cannot be successfully repaired for safety and to meet current standards. The new playground will continue to serve as a recreation space for the entire community with play equipment geared toward children in the 2-5 year age range. This is one of the few public playgrounds whose access is not restricted by public school hours. The design process is underway with local playground manufacturers and the intent is to keep the Purple Dinosaur theme to honor the history and memories of this park (see picture below). The new playground will include a variety of new play pieces with colored poured-in-place rubber safety surfacing – a durable and universally accessible play surface.



Conceptual play structural shown above for reference.

While the majority of funding is being requested from CPC, the Friends of Purple Dinosaur is planning to fundraise \$30,000 from local businesses, events and community support to help defray the costs. The budget for the project is approximately \$290,000 and FoPD is requesting \$260,000 from CPA funding for this project. The funds for this request will be appropriated from the CPC's undesignated fund.

The Community Preservation Committee voted unanimously to approve this request.

6. Wheeler Park Windows Replacement - \$548,924 [Community Housing]

The Scituate Housing Authority is requesting funding for replacement of 313 windows in the Wheeler Park II development. Owned by SHA, Wheeler Park II is an affordable housing facility built in 1975 off Common Street and provides housing for primarily elderly and disabled residents. The complex includes several masonry buildings with 78 1-bedroom apartments all with existing wood windows dating to 1993. The existing windows require frequent repair with many of them leaking both air and water into the apartments and leading to further potential damage to the housing units. Many replacement parts are difficult to obtain, and the windows can be challenging for elderly and disabled residents to manage. Plainly put the windows need replacement with more functional windows for the residents and ones that are more durable and long-lasting to handle Scituate's maritime climate.

SHA obtained quotes from three manufacturers for procurement and installation of the windows with pricing ranging from \$288K to \$449K including accounting for prevailing wages. The funding request also includes the services of an architect to prepare the bid drawings for the windows (a requirement for all housing authority construction projects) and a contingency in case bids are high. The full project duration is expected to take 12-14 months.

The Scituate Housing Authority is requesting \$548,924 for this window replacement project with funding exclusively from the CPC. SHA plays an important and positive role in supporting the community by providing safe, decent and affordable housing for elderly and disabled residents to live independently, especially at a time when market rental rates are prohibitive for most people. An exclusive CPC contribution to this project both assists the preservation of community housing and allows the SHA's limited capital funding provided by the state to be allocated to other priority projects in town. The funds for this request will be appropriated from the CPC's community housing fund.

The Community Preservation Committee voted unanimously to approve this request.

7. Jenkins Playground - \$400,000

[Undesignated]

The Jenkins PTO/Jenkins Playground Committee is seeking funding to relocate and replace the existing playground at Jenkins School. The current playground is over 20 years old. There are many existing problems with the current playground including age of the structures, unavailability of replacement parts and failing components which have been removed. A recent report by a Certified Playground Inspector identified many deficiencies and safety issues with the existing play equipment. In addition, the current playground location is undesirable where it causes distractions for students in adjacent classrooms while others are at recess, remains in frequent shadow resulting in ice buildup in winter, and is obscured from other outdoor play areas where it limits the ability of school staff to supervise all areas and limits surveillance for public safety by police during non-school hours. The playground is heavily used by the school and by the surrounding community during non-school hours. It is also the only playground located near the Scituate Harbor area and needs to be safe for all who use it.

The planned new playground will be located in an area that is more visible for teachers and safety officials as well as away from the school windows. The new design will meet current standards, will be universally accessible, and will be fun and engaging for all users. The play equipment will be focused on children ages 5-12 years and will include colored poured-in-place rubber safety surfacing for a code-compliant and universally accessible play surface. A variety of play elements is intended to engage the senses and provide inclusive play. Fencing is proposed along abutting properties for their privacy.



Initial playground concept image shown above for reference.

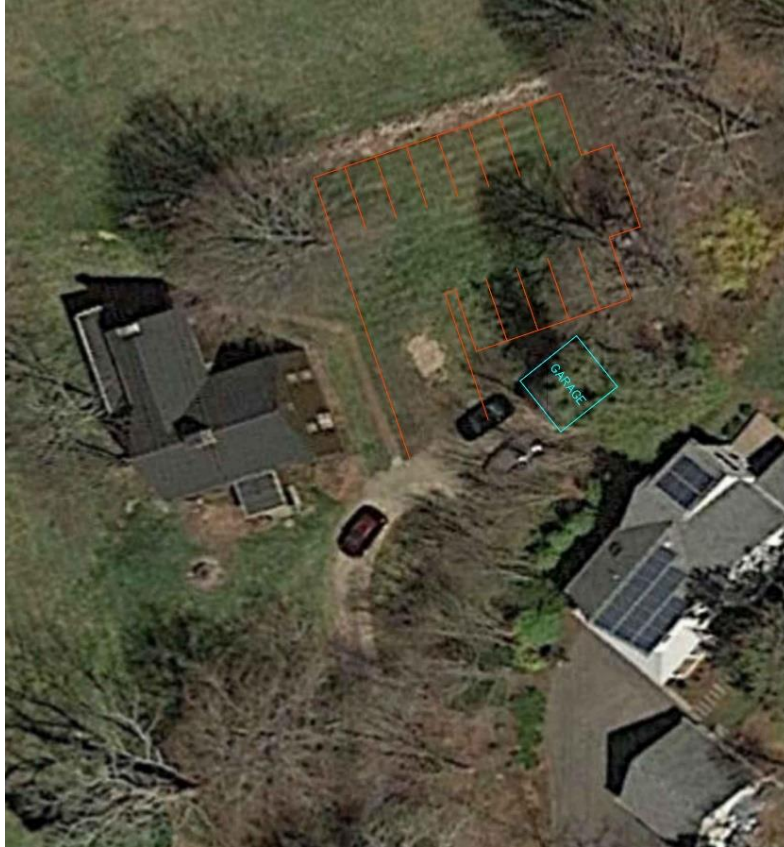
The Jenkins Parent Teacher Organization has established a Jenkins Playground Committee with members consisting of the Jenkins PTO, teachers, school administration and neighbors. The purpose of the committee is to administer and manage the installation of the playground. While initial design work has been prepared by local playground manufacturers, the Jenkins Playground Committee will continue to oversee the design work including the selection of the final play elements, colors, and surfacing to ensure the final design meets the needs of the school and the community.

Design and construction of a new playground has the support of the Scituate Public School administration, the Scituate School Committee, Scituate DPW, Scituate Police and Fire Departments as well as neighbors. Fundraising is planned with a goal of raising approximately 10% of the estimated cost (\$40,000) as well as to provide funding for maintenance in the future. Several quotes for construction of a new playground at the new location were obtained by the applicants with an average cost of approximately \$385K (with a high quote of \$499K). The works includes removal of the existing playground as well as full installation of the new one. Full details of these quotes along with details of the project are located on the Scituate CPC website. The proposed project budget is \$440,000 with \$400,000 provided from CPA funds and \$40,000 provided by Jenkins PTO/Playground Committee. The funds for this request will be appropriated from the CPC's undesignated fund.

The Community Preservation Committee voted unanimously to approve this request.

8. Mordecai Lincoln Driveway & Parking/Engineering Phase - \$25,000
[Undesignated]

This is one of two funding requests for the Mordecai Lincoln Property. The Town of Scituate approved the final funding for the purchase of the historic Mordecai Lincoln Property in the April 2022 Town Meeting and is now under the ownership of the town. The intention of the purchase was to protect a historic property with architecturally significant structures and to conserve a large tract of waterfront land for open space and recreation. The property is located on a peninsula on the Gulph River and is a beautiful location for future walking trails and access points to the river for kayaking and canoeing. As a residential property, the existing driveway is very narrow with just a small parking area providing access to the site. The Scituate Conservation Commission is requesting CPA funding for the design, engineering, and permitting for an expanded driveway and parking area near the existing main house. The goal is to provide the public access to enjoy the nature of the land and the views along the river at one of the town's newest land acquisitions. The intent is to include up to 13 parking spaces with one designated as an accessible parking space.



Mordecai Lincoln Property with approximate proposed parking area shown.

This request is for engineering, permitting and design of the driveway and parking area only and is a separate funding request from the construction phase. A preliminary quote for engineering and permitting has been received for \$20,700. The CPC funding request is for \$25,000 including a contingency if the cost of the engineering increases by the time the service is contracted. Any remaining funds are intended to be used toward the construction phase of the project. The funds for this request are being proposed from existing undesignated funds through the Special Town Meeting which would allow for immediate use of the funds to initiate an engineering contract prior to the start of FY2024 (July 1).

The Community Preservation Committee voted unanimously to approve this request.

9. Mordecai Lincoln Driveway & Parking/Construction Phase - \$132,000
[Undesignated]

This is the second of two funding requests for the Mordecai Lincoln Property. The Scituate Conservation Commission is requesting CPA funding for the construction of an improved driveway and parking area for up to 13 vehicles with one space designated as an accessible parking space. The intent is for the driveway and parking area to be porous gravel to limit impervious surfaces and to remain in keeping with the character of this historic property. The construction will follow

completion of the design, engineering, and permitting (separate funding request). A preliminary quote for the estimated construction cost has been received for \$131,920 which includes a 20% contingency. Once the design and engineering is complete, the estimated construction cost will be better known, but the intent is for the construction to not exceed the amount of this funding request. The funds for this request will be appropriated from the CPC's undesignated fund.

The Community Preservation Committee voted unanimously to approve this request.

Note: The following project applications have been withdrawn or tabled:

- Pickleball Courts (possible Fall STM)
- Mordecai Lincoln Homestead Renovation (possible Fall STM)
- Cole Parkway Gazebo (withdrawn)
- Wampatuck Early Education Playground (withdrawn)

Community Preservation Committee Presentation to Scituate Select Board and Advisory Committee



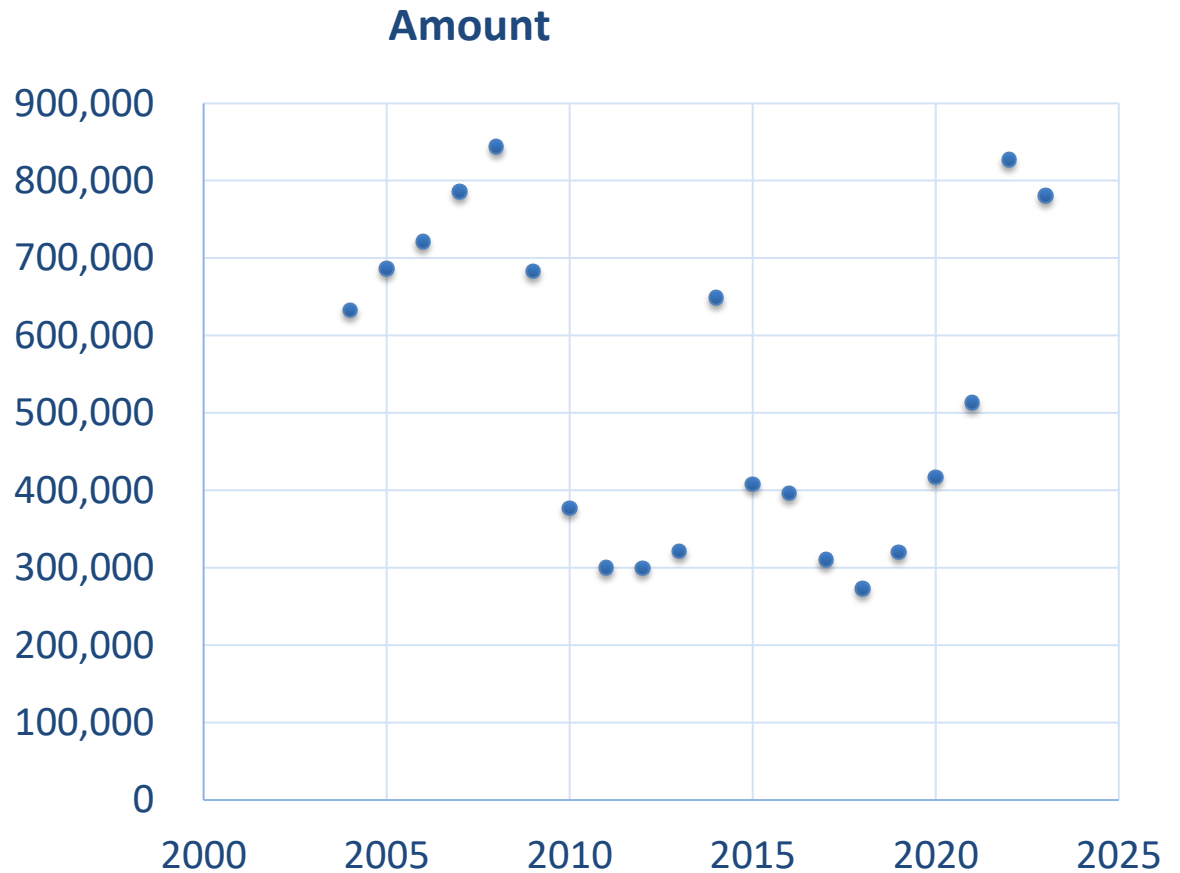
Dan Fennelly
Chair
February 2023

HOUSE OF MORDECAI LINCOLN (1656-1727), SCITUATE, MAS
Erected about 1695

Community Preservation Fund - Recommended Funding							
	Historic Reserve	Open Space Reserve	Comm Housing Reserve	Undesignated Fund Balance	FY 2024 Estimated Receipts	Borrowing assumes CPC/TM approval	Total
Starting Balance	\$ 345,615	\$ 251,417	\$ 1,086,789	\$ 1,256,360	\$ 2,720,594	\$ -	\$ 5,660,775
September 19, 2022 STM Appropriations:							
Art 6 90' Baseball Field				(\$993,520)			(\$993,520)
Art 6 Cushing Trail Restoration				(\$150,000)			(\$150,000)
Art 6 Mobi-Mats				(\$13,052)			(\$13,052)
Art 6 Historic Preservation Plan	(\$60,000)						(\$60,000)
Damon Access & Picnic Area		(\$105,700)					
Crosby & Bates Picnic Area		(\$107,500)					
Bailey Ellis House Windows, Door & Tower	(\$89,526)						
April 10, 2023 STM Appropriations							
Mordecai Lincoln Driveway	(\$25,000)						
April 10, 2023 ATM Appropriations							
Art 12 - Community Housing Set-aside (10%)					(\$272,059)		(\$272,059)
Art 12 - Historic Resources Set-aside (10%)					(\$272,059)		(\$272,059)
Art 12 - Open Space Set-aside (10%)					(\$272,059)		(\$272,059)
Art 12 - Administrative Expenses (2.5%)					(\$68,015)		(\$68,015)
Art 12 - Debt Service - Athletic Fields					(\$271,801)		(\$271,801)
Community Housing Shortfall					(28,954.00)		(28,954.00)
Wheeler park windows			(\$548,924)				(\$548,924)
Mordecai Lincoln Driveway	(\$132,000)						(\$132,000)
Beach Signage				(\$16,830)			(\$16,830)
Cudworth House	(\$39,089)				(\$43,411)		(\$82,500)
Jenkins School Playground					(\$400,000)		(\$400,000)
Purple Dinosaur Playground					(\$260,000)		(\$260,000)
Pier 44 Park Phase I					(\$300,000)		(\$300,000)
Train Canopy Renovation					(\$30,991)		(\$30,991)
Available Balance	\$ -	\$ 38,217	\$ 537,865	\$ 82,958	\$501,244	\$ -	\$ 1,488,010

Scituate CPC State Match

Scituate CPC State Match Analysis	
State Grant	
Year	Amount
2004	632,644
2005	686,222
2006	721,362
2007	785,869
2008	843,940
2009	683,297
2010	376,762
2011	299,907
2012	299,740
2013	321,446
2014	648,377
2015	407,734
2016	396,304
2017	310,246
2018	273,119
2019	320,322
2020	417,101
2021	513,095
2022	827,106
2023	780,918
	10,545,511



Projects to be Rescinded

• <u>Project</u>	<u>Authorization</u>	<u>Amount</u>
• Boardwalks & Beach Mats	ATM 04/2017, Art 11-11	\$ 0.33
• Roach Baseball Field Improvements	ATM 04/2017, Art 11-15	\$ 0.01
• Historic Survey	ATM 04/2018, Art 12-05	\$10,000.00
• Roach Field	STM 11/2018, Art 7-01	\$33,428.21
• PJ Steverman	ATM 04/2020, Art 12-6	\$1,039.32
• Historic Survey	STM 04/2022, Art 4-3	\$5,000.00
		Total \$49,467.87

All projects above have been completed with the exception of the two Historic Survey projects, which were cancelled.

2023 Projects

1. Beach Signage - \$16,830
2. Cudworth House Renovation - \$82,500
3. Pier 44 Park - \$300,000
4. Train Canopy - \$30,991
5. Purple Dinosaur Playground - \$260,000
6. Wheeler Park Windows Replacement - \$548,924
7. Jenkins Playground - \$400,000
8. Mordecai Lincoln Driveway & Parking/Engineering Phase - \$25,000
9. Mordecai Lincoln Driveway & Parking/Construction Phase - \$132,000

2023 Projects Withdrawn or Tabled

- Cole Parkway Gazebo (Fall)
- Pickleball Court (Fall)
- Mordecai Lincoln Homestead Renovation (Fall)
- Wampatuck Early Education Playground - Withdrawn

Beach Signage - Undesignated Fund - \$16,830



Beach Signage - Undesignated Fund - \$16,830

- Request from The Scituate Beach Commission for signage at Six (6) beaches
- Install at entrance Egypt, Humarock, Minot, Museum, Peggotty and Sand Hills beaches
- Current signage mismatched and inconsistent
- Conform to “Sea Scituate” standard
- Supported by Rec Commision and Office of Coastal Management.
- Hand carved wooden signs 8’x1.33’ mounted on 6x6 posts. Local artisan to craft signs.
- Expected cost - \$14,635, contingency \$2,195 total \$16,830
- Unanimously voted for by CPC

Cudworth House Renovation – Historic - \$82,500

- Scituate Historical Society requesting funding for the restoration of the Cudworth House
- Project to re-establish visitor access to the 1797 Cudworth House Museum, the Cudworth Barn and the Animal Pound historic properties.
- Access was eliminated during the construction of the Senior Center.
- Project includes:
 - Designing and constructing walkways and seating areas connecting the facilities
 - Developing outside interpretive areas and wayfinding signage to the site
 - Enlarging the rear doorway and paths for wheelchair access and other renovations
- Historical Society has received committed funding including:
 - \$26,170 from the Scituate Historic Building Account
 - \$8,333.29 from the MBTA Historic Trust Fund
 - \$19,265 from the Scituate Historical Society
- Requesting additional \$82,500 from CPA funding to complete the project.
- Total cost of the project is \$136,288 which includes contingency of \$9,720.
- Unanimously voted for by CPC

Pier 44 Park – Undesignated - \$300,000

SCITUATE HARBOR – THE PARK AT PIER 44

CPC MEETING

DECEMBER 12, 2022



Copley Wolff Design Group
Landscape Architects & Planners



BIA.studio

Architecture | Planning | Experience Design



Pier 44 Park – Undesignated - \$300,000

- Scituate Harbor Advisory Redevelopment Commission request for assistance funding the design and engineering of redevelopment of “Pier 44” site into a resilient harbor front park.
- Current location has 8,000 sq.ft. building and 70 space parking lot.
- Project to demolish old building and parking lot and conversion of the site to green open space for passive recreation.
- Plan includes a pavilion or pier for picnics or other outdoor events. Detailed presentation on Scituate CPC website.
- Request is for funding of the design and engineering.
- Total budget for this phase is \$400,000 - \$100,000 being funded by a Metropolitan Area Planning Council (MAPC) grant and rest from CPA funds.
- The Commission plans to secure funding for the actual construction of the project through a combination of grants and CPC funds at a later date.
- Unanimously voted for by CPC

Train Canopy – Undesignated - \$30,991

- Request from The Friends of North Scituate Village (FONSV) to complete project restoring the historic North Scituate Train Canopy.
- Project started several years ago - COVID, personnel changes and additional unexpected costs caused previous funding insufficient.
- Project to restore the historic facility as well as provide an open space area with seating provide passive recreation in North Scituate Village.
- Additional funding is needed for 1) installing lights, two benches, two tables, two trash receptacles and signage.
- FONSV planning future fundraisers to purchase and install planters, gravel and flowers to beautify the area
- The FONSV organization is seeking \$30,991 to cover the remaining costs of the project.
- Unanimously voted for by CPC

Purple Dinosaur Playground - Undesignated - \$260,000



Purple Dinosaur Playground - Undesignated - \$260,000

- The Friends of Purple Dinosaur (FoPD) seeking funding to replace aging structure and build a new playground
- One of the few public playgrounds not restricted by school hours. Playground to target 2-5 year age range.
- Recreation space for the entire community
- Existing playground 30+ years old, unsafe and not repairable.
- Plan is to keep the Purple Dinosaur theme to honor the history and memories of this park
- Friends of Purple Dinosaur planning to fundraise \$30,000 from local businesses, events and community support to help defray the costs.
- Budget for the project is approximately \$290,000:
 - \$260,000 from CPA funding for this project
 - \$30,000 from FoPD fundraising
- Budgetary quote of \$249,547 has been received for demolition and removal of existing structure, excavation and preparation for new structures, new equipment and surface installation which includes a rubber ground material.
- The FoPD has included at 15% contingency for unexpected cost increases of the project.
- Unanimously voted for by CPC

Wheeler Park Windows Replacement – Housing -\$548,924

- Wheeler Park II primarily elderly and disabled housing owned by Scituate Housing Authority (SHA).
- Existing wood windows installed in 1993 and require frequent repair, leak both air and water and are unrepairable.
- SHA requesting window replacement to be funded by CPA funds.
- Exclusive contribution from CPA benefits preservation of community housing and allows SHA funding to be used for other priority projects
- Project would replace over 300 windows in the buildings, including two types of Double Hung windows and a third type of Double Hung “Combo”.
- Material costs quotes range from \$288K to \$449K depending on the manufacturer
- Labor is estimated at over \$184K, estimated using prevailing wages and including labor burden, overhead, profit and contingency.
- SHA is seeking approval for \$548,924 based on the middle estimate of material costs plus the labor costs.
- Project unanimously approved by CPC

Jenkins Playground – Undesignated - \$400,000

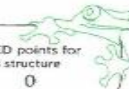


Playground Layout Compliance:

- 

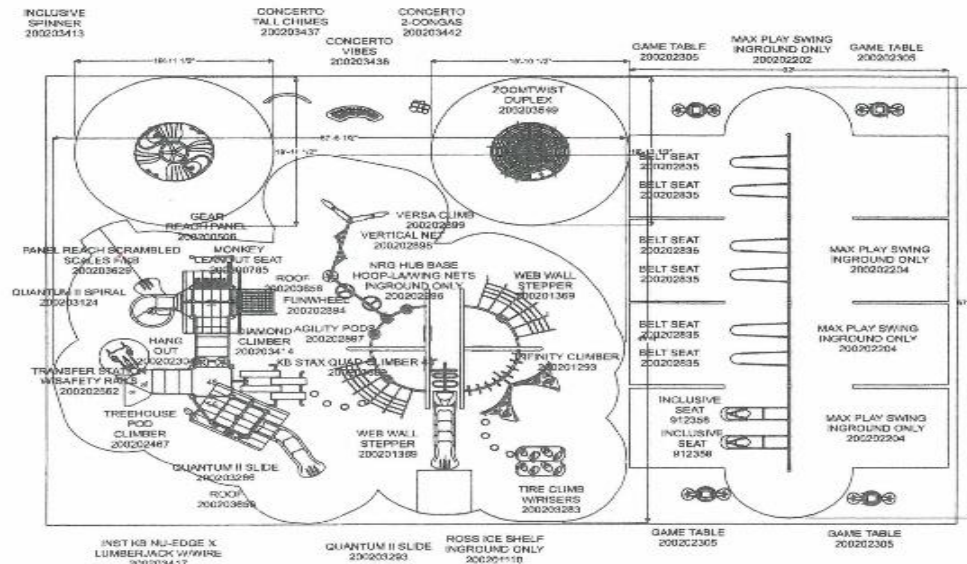
The play components identified in this plan are IPSEMA certified. The use and layout of these components conform to the requirements of ASTM F1487.

LEED points for
this structure



Child Capacity139

LTCPS - Farmington
878 East Highway 60
Monett, Missouri 65708
Voice: 1-800-325-8828

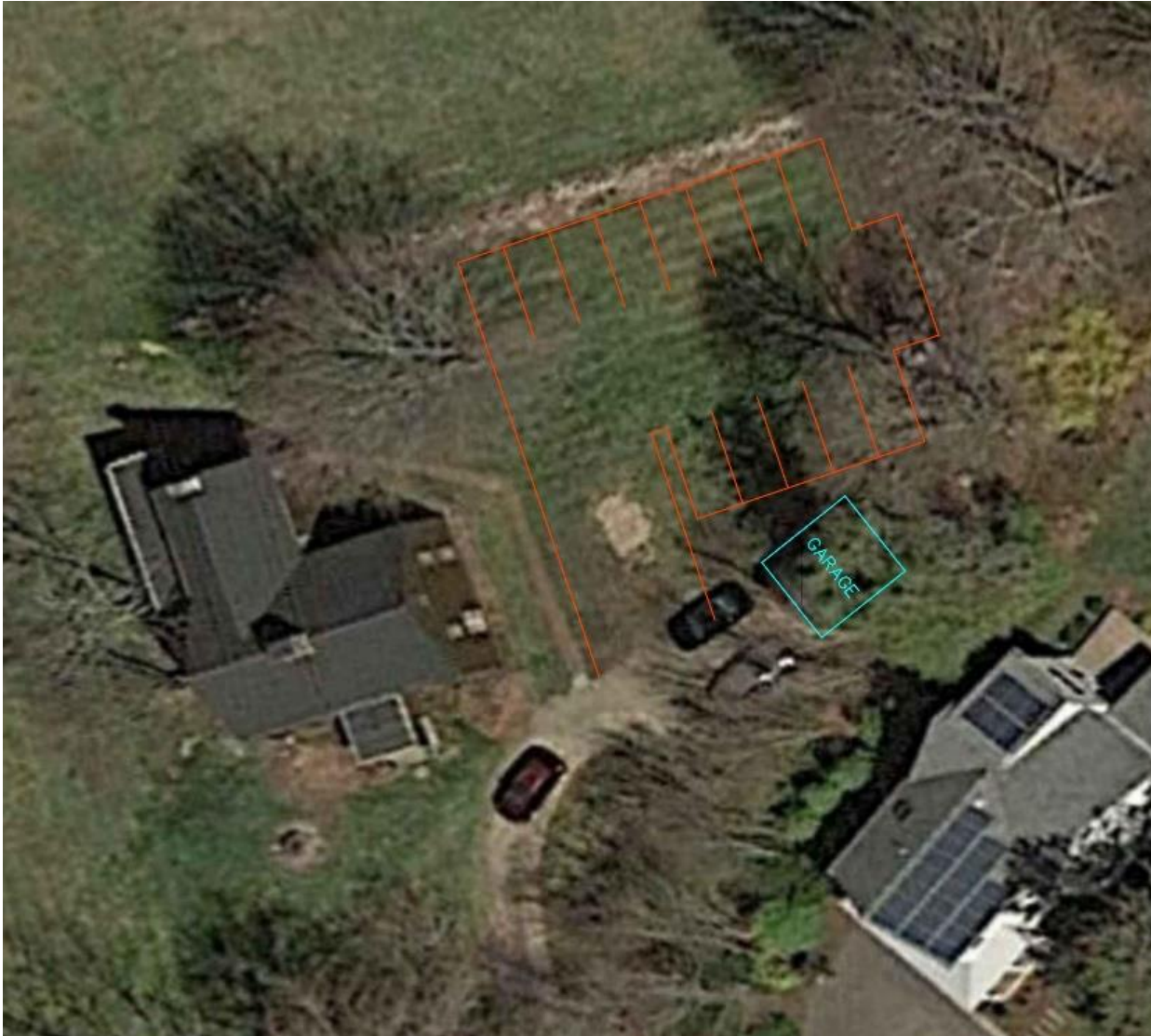


Jenkins Playground – Undesignated - \$400,000

- Current playground over 20 years old, in serious disrepair, and located at an undesirable location right under classroom windows.
- Only playground located in Scituate Harbor area
- Jenkins PTO/Jenkins Playground committee is seeking funding to relocate and replace existing playground at Jenkins School.
- New playground will be located in an area more visible for teachers and safety officials as well as away from the school windows and will utilize materials much improved over the past 20 years, including wheelchair access with wide paths to the playground.
- Project has the support of Scituate Public School administration, the Scituate School Committee, DPW, Scituate Police and Fire Departments as well as neighbors.
- Jenkins PTO has established a Jenkins Playground Committee with members consisting of the Jenkins PTO, teachers, school admin and neighbors. The purpose of the committee is to administer and manage the installation of the playground.
- Fundraising is planned to raise approximately 10% of the cost (\$40,000) as well as provide funding for maintenance in the future.
- Several quotes for building a new playground at the new location are provided which average approximately \$385K (with a high quote of \$499K), including removal of the old playground and installation of the new one.
- Full details are on the Scituate CPC website.
- The proposed project budget is \$440,000 with \$400,000 being proposed from CPA funds and \$40,000 provided by Jenkins PTO/Playground Committee.
- Unanimously voted for by CPC

Mordecai Lincoln Driveway & Parking/Engineering

Phase - Historic- \$25,000



Mordecai Lincoln Driveway & Parking/Engineering

Phase I - Historic- \$25,000

- The Scituate Conservation Commission is requesting funding to engineer, design and build a parking area for access to the Mordecai Lincoln property
- Currently there is a very narrow driveway and small parking area for access to the property.
- This is first request of two for this project. This request is for engineering, permitting and design of the driveway and parking area and is separated from the construction phase in order to allow proper access to the property in a timely manner.
- Approval at Special Town Meeting allows funds to be immediately available.
- Goal is to have the public be able to access and park on the property to enjoy the nature of the land and the views along the river as soon as possible.
- The project is to include 13 parking spaces including handicapped parking.
- A quote for engineering has been received for \$20,700.
- Request is for \$25,000 to have a contingency if the cost of the engineering increases by the time the service is contracted. The intent is also to use any remaining funds toward the construction phase of the project
- Unanimously voted for by CPC

Mordecai Lincoln Driveway & Parking/Construction

Phase II - Historic- \$132,000

- The Town of Scituate purchased the historic Mordecai Lincoln Property in the April 2022 Town Meeting.
- Purchase is to provide not only a historic structure to the town, but to provide open space for passive and active recreation on the grounds of the property.
- The property is located on a peninsula of the border of the Gulph River and is a beautiful location for walking trails and eventually active recreation like kayaking and canoeing.
- Currently there is a very narrow driveway and small parking area for access to the property.
- The Scituate Conservation Commission is requesting CPA funding to design, engineer and construct a small parking area near the existing house and barn on the property.
- Goal is to have the public be able to access and park on the property to enjoy the nature of the land and the views along the river.
- This request is for the actual construction of the driveway and parking area which will consist of 13 parking spaces, including a handicapped space.
- A quote for the construction has been received for \$131,920 which includes a 20% contingency.
- Unanimously voted for by CPC

Thank You

