

**CPC Meeting  
November 14, 2016  
GAR Hall**

**Attendees:** Ann Burbine, Karen Connolly (Chair), Adam Conrad, Stephen Coulter, Dan Fennelly, Tom McShane, Gary Meyerson, Penny Scott Pipes, Doug Smith

**Additional Attendees:** Sean Harris, Patricia Vinchesi, Dave Smith

The meeting was opened at 7:00 pm

**Acceptance of Agenda** – A MOTION was made to accept the agenda; All in Favor

**Consider/Vote Acceptance of Late Application:** Applicant communicated that she could not appear due to illness, and expressed her willingness to hold the application until next year.

The Board had a general discussion on issues related to applications that are submitted after the deadline. Ms. Connolly said that the committee needs to have a deadline in order for applications to go before Annual Town Meeting. She added that, if a late application concerned an urgent project, they might consider accepting it, but cautioned that once a precedent is set then it opens the door to making more exceptions. It would have been okay if they had known about it and could do a “place holder”.

Ms. Burbine made a **MOTION** to table the application until FY 18 per the applications request; seconded by Ms. Scott Pipes; All in favor.

**APPLICATION HEARINGS:**

**BOARD OF SELECTMEN** – Sean Harris, BOS and Patricia Vinchesi, Town Administrator

**Clapp Road Athletic Fields Study Project** – *Application for \$25,000 to ascertain the potential athletic field uses of the approximately 27 acres of land off of Clapp Roads acquired in Article 15 of the April 2015 annual town meeting. Funding request includes a survey and conceptual design of the site for soccer, baseball, or other multi-use playing fields. Construction of future fields would be in a subsequent application.*

Ms. Vinchesi reminded the committee that this land was obtained in the recent land swap. They don't know if they can develop the land but know they need to do a design and engineering first. The wetlands delineation has been completed on the property and some parcels do have conservation restrictions. There is a certain parcel that does not have a restriction and that is what they will be studying for a baseball field and a small soccer field could go there.

- Mr. Smith said he thinks this is a good project. He asked for clarification that this land does not involve the Ellis property, citing the wording of Article 15 which referenced it. Ms. Vinchesi said that the Attorney General's inquiry has nothing to do with this property but agreed to confirm the information.
- Mr. Fennelly suggested that they look at other bordering areas that could provide better access than the entrance on Clapp Road. Because it is contiguous, Ms. Vinchesi will ask the BOS to add the area to the application.
- Mr. Meyerson said that the Field Use Committee determined the need for multi-use fields. Ms. Vinchesi said the engineers and designers look at the whole range of possibilities and are open to all ideas.

- Ms. Connelly asked, based on the discussion, if the BOS would like to increase the amount of funding. Ms. Vinchesi responded that she will discuss it with the BOS.

## **RECREATION COMMISSION – Dave Smith, Chair**

### **1) Central Field Renovation Supplemental Funding Request** – *Application for \$108,415 to supplement the original \$139,000 approved at the 2014 ATM, for a total cost of \$247,415 to renovate two softball fields.*

Mr. Smith said that the supplemental funding is needed due to increased costs and drainage issues at the site. Field design and engineering studies have been done on the North and South fields to determine the best options. He discussed specific drainage issues on each field and outlined four options, with option 2 being cited as the best one. This would involve removing the backstops for better drainage and the old fencing, resizing and re-grading the field, adding new pitching rubbers and new bases, installing new safety fencing and a drainage system, among other things. Mr. Smith said that it would be more economical if they did both fields off season.

Mr. Smith handed out a supplemental report with the following breakdown:

Field Design & Engineering:	(\$28,145 – completed)
Engineering Option 2:	\$178,154
Dugout Shade Structures:	\$16,100
DPW Engineer:	\$7,200
Contingency (10%):	\$17,815
<b>TOTAL:</b>	<b>\$247,415 (\$139,000 + \$108,415)</b>

The board members generally expressed their support for the project. There was additional discussion about field usage and needs, usage fees, sand and gravel needs, and field grass.

- Mr. Fennelly added that between Town Recreation, Scituate soccer club and high school athletics, approximately 5,000 players use the fields.
- Mr. Meyerson suggested using temporary fences to break up the fields when they are used at the same time. Mr. Smith agreed and suggested the funding could come out of the contingency.
- Ms. Connolly cautioned against relying too much on the DPW. She also suggested that he go before the Water Resources Committee regarding the irrigation.

### **2) Central Field Pavillion Construction Application** – *Application for \$223,750 to construct a field house with proper restroom facilities, storage, and a covered area.*

Mr. Smith said they would like to build a structure to protect against weather and to provide storage and restrooms. They looked at several options, including concrete, pre-fab, and wood. The pre-fab was the costliest at \$466,000 and wood was the least expensive at \$223,000.

This structure would have the look and feel of the High School structure and be similar in size: 20' x 20'. This price includes the engineering and the permitting.

- Ms. Scott Pipes asked when the restroom facilities would be open. Mr. Smith said that they would be open only when the field is in use.
- Ms. Burbine said that this is a historic district and would like to see a more traditional dethat would blend in with Lawson Tower, etc.
- Mr. Coulter asked if they would hook up to sewer there; Mr. Smith replied that that is the hope.

- Mr. Smith said that heat in the winter may be issue and should be considered.
- Ms. Connolly suggested that they should go before the Planning Board and that abutters should be notified.

### **SCITUATE LITTLE LEAGUE – Dan Fennelly**

**Roach Field Parking Lot Improvements** – *Application for \$89,300 to refurbish existing parking area and construct additional parking lot with approximately 39 spaces on the grassy area near right field. The parking lot would be unpaved and have no lights. The funding request includes a contingency fee.*

Mr. Fennelly said his amended application reflects feedback from meetings with abutters and recommendations from the Planning Board. They will enhance the existing front parking lot with 19 spaces with two handicapped spots. They also will create 20 additional parking spaces in the grassy area in the back area past right field. They will need to move the batting cages. The plan will not encroach on the trees; they may need to do some trimming.

The amended plan also will protect the island with its plantings that neighbors consider to be the “gateway” to the neighborhood.

- Ms. Connolly asked for confirmation that these enhancements will stop people from parking on Beaver Dam Road. Mr. Fennelly said there will be signage and the added spaces should eliminate the need. The police can help enforce the parking restrictions.
- Ms. Burbine, who is on the Planning Board, said that their main concern is enforcement of the traffic rules. If people ignore the signs, the coaches should alert the police and they can ticket the offenders. She warned against the coaches doing any enforcement.

Ms. Connolly thanked Mr. Fennelly for all of his hard work and the meetings that were required to get to this point.

### **NEW BUSINESS**

**Discuss/Vote Title Search Fees for CPC Land Acquisitions** - The Committee discussed the need for title searches for all land acquired with CPC funds and voted to authorize Town Counsel to conduct title searches where necessary and approved up to \$6,000.

Ms. Burbine made a **MOTION** to allocate \$6,000 to pay for the title searches; any monies not spent will be returned to the administrative fund; Seconded by Mr. Smith; ALL IN FAVOR.

A MOTION to adjourn was made at 8:40 pm; All in Favor.

*Submitted by:  
Mary Sprague  
Administrative Assistant*