

Scituate Community Preservation Committee Funding Request Form

DATE and YEAR of Application: 9/28/16

APPLICANT INFORMATION

Project Sponsor or Organization: Board of Selectmen, Town of Scituate

Contact Name & Address: Patricia Vinchesi, 600 Chief Justice Cushing Highway, Scituate

Telephone Number: 781-545-8741 Email: pvinchesi@scituatema.gov

PROJECT INFORMATION

CPA CATEGORY *(check all that apply):*

OPEN SPACE

RECREATION

HISTORIC PRESERVATION

COMMUNITY HOUSING

NAME OF PROJECT: Development of Athletic Fields - Clapp Road

BRIEF DESCRIPTION OF PROJECT: To ascertain the potential athletic field uses of the approximately 27 acres of land off Clapp Road acquired in Article 15 of the April 2015 annual town meeting upon completion the wetlands delineation. The project would include a survey and conceptual design of the site for soccer, baseball or other multi-use playing fields including access, parking and facilities. Construction of future fields would be a subsequent application to the Community Preservation Committee.

Attach additional pages including summary, budget, estimated timeline and justification of need.

Project Location or Address: 0 Clapp Rd.

Include map, photo and other imagery for ALL category projects.

If Open Space or Community Housing:

Assessor's Map Page, Block & Lot Number: 23-1-6

Number of acres in parcel: Approximately 27 acres

Current Zoning Classification: R-1

Assessed Value: \$95,700

Title in name of: Town of Scituate

Title Abstract Date: _____

Number of housing units proposed: N/A

Summarize how this request benefits the Town of Scituate and meets the goals of the Community Preservation Act.

The Town has approximately 17 athletic fields in various conditions and development of this parcel would allow the Town to move forward with best practices relevant to field maintenance which include allowing some fields to remain dormant for a season to extend use. This would also provide better access to athletic fields for residents of the West End of Scituate.

PERMITS AND APPROVALS

What permits and approvals are required? Have they been obtained or have you filed for them?

Name of Permit	Filed? (Y/N)	Filed (Date)	Obtained (Date)
Wetlands Delineation (in process)			

Have you met with any other Town Boards or committees? If so, what were the outcomes of those meetings? *(Letters of support from other Boards and committees should be included in the application or supplied at a later date.)*

Athletic field development is part of the overall master plan and is also part of the field use study conducted by the Recreation Department.

Notes: _____

What non-financial support and services are necessary, and how will these be provided?

FUNDING

Describe the proposed funding for this project. Identify other sources you are seeking funds from, and whether those funds are secured. Identify any funds you or your organizations are willing to provide.

The Department of Public Works has determined that based on prior projects; \$25,000 would enable the Town to move forward with a survey and conceptual design to ascertain the best use for the site including field configuration, facilities, parking, access and construction estimate.

Proposed Funding

Total Project Cost	CPC Funds Requested	Sources of Funds other than CPA	Amount	Funding Secured? (Y/N)*
\$	\$ 25,000		\$	
			\$	
			\$	
			\$	
			\$	

** If the request is still outstanding, when do you expect to hear a decision?*

OTHER COMMENTS

Provide any other information you think the CPC should be aware of in evaluating your request for funding.

The acquisition of this parcel was specifically noted for the site of future needed athletic fields for the Town's youth and school sport programs. This project will enable the Town to determine the optimal use for the site and move forward to bring design and cost estimates to the community for their input.

By signing below, the Applicant represents he/she is duly authorized, agrees to the terms and conditions and all other requirements of this Application and agrees to be bound thereby if funding is granted for the Project.

Date: 10/3/16 Signature: 

FOR COMMUNITY PRESERVATION COMMITTEE USE

This request received by Scituate CPC on _____

Copies provided to CPC Members on _____

Additional information required: _____

Committee Vote

Votes:	Yes / No	Votes: Y/N/Abstain	Date
Recommend to Town Meeting			

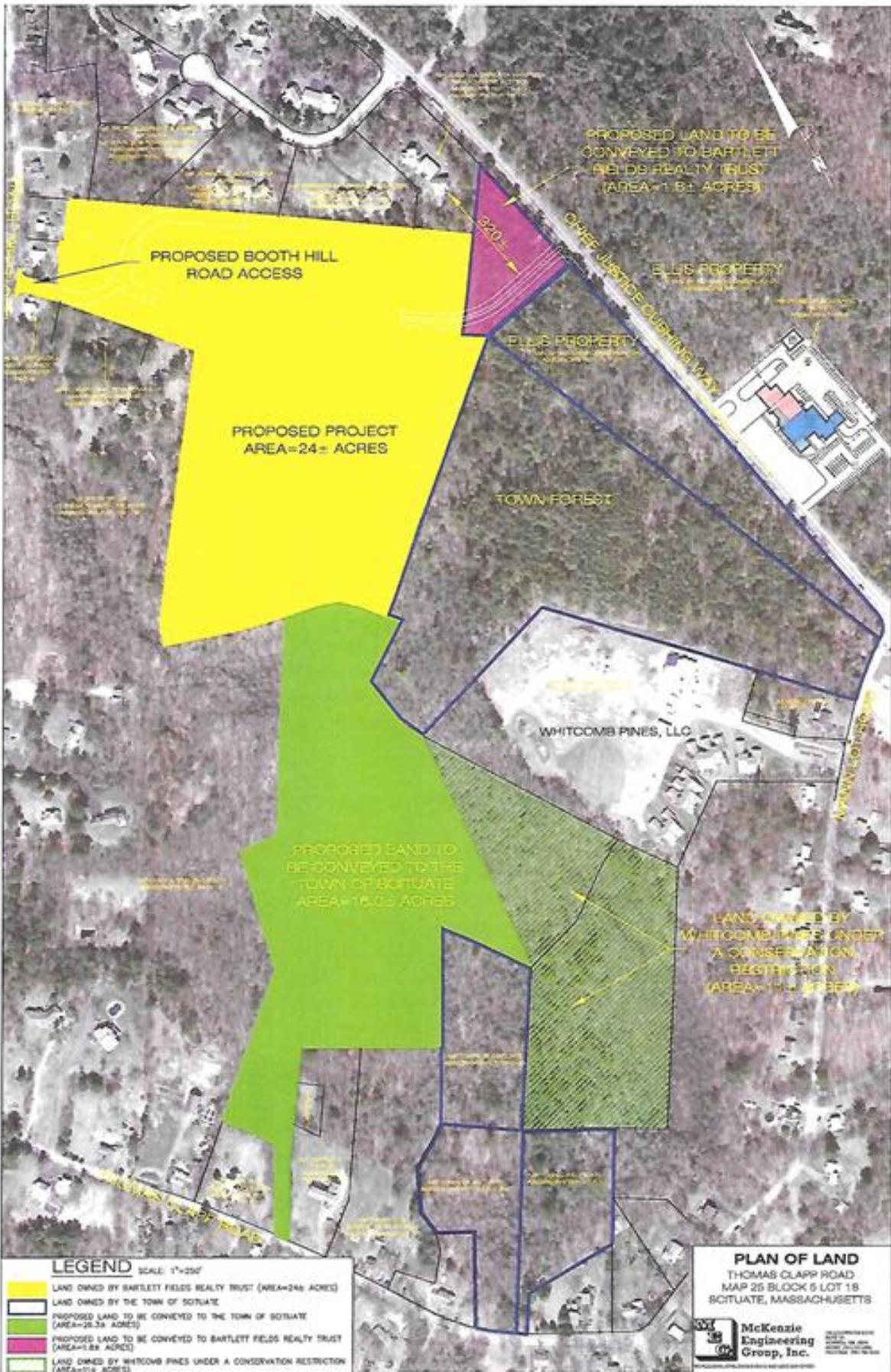
Other: _____

ARTICLE 15. Clapp Road Land Swap

To see if the Town will vote to authorize the Board of Selectmen to (1) convey an approximately 1.8 acre portion of a parcel of Town-owned land located on the west side of Chief Justice Cushing Highway referred to as the Ellis Property and identified by the Town of Scituate Assessor's Office as Map/Block/Parcel 19-1-15F, and by Deed recorded at the Plymouth Registry of Deeds in Book 3528, Page 768, as reflected in the Exhibit Plan of Land prepared by McKenzie Engineering Group, Inc. dated February 26, 2015, and on file at the Office of the Town Clerk, (2) accept as compensation for such conveyance (a) title to an approximately 16 acre parcel of land owned by Raymond J. Livingstone, II, Trustee, of Bartlett Fields Realty Trust, identified by the Town of Scituate Assessor's Office as Map/Block/Parcel 23-1-6, and by Deed recorded at the Plymouth Registry of Deeds in Book 32695, Page 66-67; (b) title to an approximately 3.56 acre parcel of land owned by Whitcomb Pines, LLC identified by the Town of Scituate Assessor's Office as a portion of Map/Block/Parcel 25-5-18A (said parcel was previously identified as Map/Block/Parcel 23-1-6A), and by Deed recorded at the Plymouth Registry of Deeds in Book 32695, Page 77-79, and (c) title to an approximately 6.9 acre parcel of land owned by Whitcomb Pines, LLC identified by the Town of Scituate Assessor's Office as a portion of Map/Block/Parcel 25-5-18A (said parcel was previously identified as 25-5-3B), and by Deed recorded at the Plymouth Registry of Deeds in Book 32695, Page 77-79; and (3) file legislation, as may be necessary to authorize such exchange including the release of restriction on the use of the Town-owned land, or take any other action relative thereto.

Sponsored by: Board of Selectmen

Comments: This article would swap 1.8 acres of Town-owned land on Route 3A near the Town Forest on the west side of the Ellis Estate, with interior land located off Clapp Road, Booth Hill Road and Route 3A. Jack Livingstone (property owner) and his partner Steve Callahan of Global Development are proposing to build 220-250 apartment rental units on approximately 24 acres. This would be a 40B project with approximately 25% affordable units. They would like to have access onto Route 3A thereby avoiding the need for a proposed access off Booth Hill Road through wetlands. In exchange, the Town would obtain 16 acres of land with direct access off Clapp Road that could potentially be used in the future for athletic fields. This piece connects with other Town-owned land and the developer has also agreed to include an additional 11 acres that are currently owned by Whitcomb Pines under a conservation restriction. In total, the Town would be gaining approximately 27 acres of property in exchange for approximately 1.8 acres. The project will still go forward if the land swap is not approved by Town Meeting. The 16 acres being proposed to the Town had been previously reserved for additional units after the first phase of the project was completed. The dissenting vote on the committee was due to concerns over potential traffic issues on 3A without a stoplight. As 3A is a State-owned road, the Town cannot mandate the placement of a stoplight. In addition, the dissenting vote believes that a more appropriate location for new athletic fields would be on the Ellis Estate land that the town currently owns, a portion of which would be transferred away from town control under the proposed land swap.



LEGEND SCALE: 1"=250'

	LAND OWNED BY BARTLETT FIELDS REALTY TRUST (AREA=24± ACRES)
	LAND OWNED BY THE TOWN OF SCITUATE
	PROPOSED LAND TO BE CONVEYED TO THE TOWN OF SCITUATE (AREA=16.2± ACRES)
	PROPOSED LAND TO BE CONVEYED TO BARTLETT FIELDS REALTY TRUST (AREA=1.8± ACRES)
	LAND OWNED BY WHITCOMB PINES UNDER A CONSERVATION RESTRICTION (AREA=11± ACRES)

PLAN OF LAND
 THOMAS CLAPP ROAD
 MAP 25 BLOCK 5 LOT 18
 SCITUATE, MASSACHUSETTS

McKenzie Engineering Group, Inc.

DATE: 08/20/2014
 DRAWN BY: J. MCKENZIE
 CHECKED BY: J. MCKENZIE
 PROJECT NO: 14-001

Understanding Article 15 – The Clapp Road Land Swap

