



**Advisory Commission Meeting Minutes  
Thursday, March 13, 2014  
Scituate Library  
7:00 pm**

***Committee members in attendance:***

Anthony Antonello, Karen Connolly, Mark Sandham, Frank Judge, Mike Westort, Maura Curran,  
Geoff Burns, Bob Nelson

***Also Present:***

Nancy Holt, Shawn Harris, Kevin Cafferty, Gregory Lengen, Florence Choate, Joan Ball, Dave Ball, Bill Graham,  
Dave Capalle, Tricia Vinchesi

1. Meeting Called to Order – By Chairperson Curran at 7:00 PM
2. Acceptance of agenda—accepted 1<sup>st</sup> by Anthony Antonello 2<sup>nd</sup> by Jamie Gilmore
3. Photos were presented to the team for Watch Hill Dr

**New Business**

**Walnut Tree Hill Acceptance**

**Kevin Caferty and Gregory Lengen**

Kevin presented the possible acceptance of Walnut Tree Hill, after review of the existing conditions it will take about 400k to acceptance this as a town street. Modern Continental who went bankrupt in 2004 owned this street. During construction they posted a 2.6 million dollar bond with the town. Anthony asked how you could now go back to these residents after so many years.

Kevin explained that the development was built to the standards, but now the roads are 10yrs old and must meet the town standards for acceptance.

Anthony felt that the town should control the construction of the subdivision

Kevin said unfortunately Modern Continental went under before they were able to have a street acceptance, and now there has been a 10-year gap

Greg said that Modern sold people on having a bond and having funding available, they made people feel covered

Geoff Burns asked what the homeowners are accepting

Greg said they are looking to partner with the town to help assist them to become a town road

Kevin said that this is open the selectmen who are discussing this matter

Maura asked what the critical is to accept a road and what is Watch Hill not meeting

Kevin said that 75% residents have to approve this. They look for the road to meet the subdivision rules and regulations. They must be in conformance, the asphalt must have catch basin drainage, and currently the existing asphalt is 10 years old

Anthony asked if there was a pump station

Kevin it was built correctly and the town should not have to maintain it for the next 20 years. The bond was released, they work is accepted when it is done correctly not for the wear and tear

Mark asked what the contractor was responsible for and what did the bond cover?

Greg said the contractor was responsible for the front and back of the homes, a punch list was written up and completed

Frank explained that this is standard for sub division vs non-sub division. He asked Kevin if this wear seems to be a lot for 10 years old

Kevin said this doesn't seem typical it had deteriorated fast

Bob said that the payment of the road is the big problem for the acceptance

Karen said the way the article is written, if the selectmen and the residence can't come to an agreement than the road will not be accepted. If advisory approves we aren't considering cost  
Greg said the residences are ready and waiting, hoping for approval  
Karen asked who owns the road right now, how is the road legal, and how is transfer made  
Kevin said town council would help in that process

**Petition Article- Senior Center Needs Assessment-**  
**Florence Choat and Joan Ball for the amount of 25k**

This petition is looking to conduct a needs assessment for what type of a center senior center would be most effective for Scituate. There have been changes in the services for a senior center over the years. Currently Scituate has 5,500 seniors and in 5-7 years is forecasting 8000. A similar assessment has been completed by surrounding towns. Social services have become a large part of what the senior center does i.e.; legal, mental health, protective services, widows, funerals and funerals.

Maura asked what the team hopes to gain out of this assessment

Florence said she wants to be able to meet the program needs and the building needs of seniors as the population begins to grow.

Joan explained that there are 23 spaces that the center will need in order to offer the programs. The current space is already at capacity and at times they have to rent out other spaces to hold the programs. Parking is also a problem; the lot is small and not level, making it very difficult for the handicap.

Joan explained that Cohasset completed this for \$15,000 but was done on the computer, which didn't reach the seniors properly. The paper survey raises the cost to \$35k, they have grant and fundraising money to help over the cost

Karen said that she believes this makes all the sense, she had read the Cohasset survey and it was very helpful

Bob said he appreciated the investigation and thought it was a smart approach

Mike asked if there were computers in the senior center

Florence said there are 2 computers.

Geoff asked if they would you like to stay at the location and just remodel it

Florence said that the existing space is only 1834 sq. ft. and in very poor condition. The 2<sup>nd</sup> floor has been condemned and there are air problems. Reworking it is not feasible, they would have to add columns, add an elevator, and expand parking. This building/ location just cannot handle what they need

Joan said it would be nice to have a space they would be able to grow into, or add on to in the future

**Petition Article22 – Seawall Funding**  
**Presented by Dave Ball and Bill Graham**

Costal Coalition presented the need for repair to the sea wall along the 10 beaches. Footings have let go, the walls are crumbling and completely deteriorating in places. There is a 20 million dollar grant available from Jim Cantwell's office, but the town must have a shovel ready project in movement in order to be approved for the grant. Dave and Bill are asking for 500k to be put in the repair program. A letter was sent on March 10<sup>th</sup> to the Board of Selectmen for this article. Jim Cantwell told David Ball that you have to have a shovel ready project in movement in order to be approved for the grant.

Maura asked why in the past we have not received this grant

Dave said he had discussed this with Representative Cantwell and the DCR and the coastal groups during evaluation. It seems as though we did not have a shovel ready project or meet the 25-point inspection.

Kevin said this is going to be a long-term project since some of the seawalls are owned by the residents and not the town. The town would have to issue an easement on the properties not owned by the town. They hope to begin with the Oceanside Drive area.

Dave explained that FEMA would not agree to pay for repair because they have been in such terrible condition with over years of damage. He suggested that we could help fund this by selling Minot fire station; this space has been vacant for years.

Bob said that he agrees this needs to happen but is not sure what the best option is to take for the first step.

Geoff asked what the percentage of the seawall is on private vs town owned

Dave said approx. 3,400 sq. ft. is private and 32,000sq ft. is owned by the town.

Geoff said that the pictures that were presented to the committee are very compelling but that they may want to revisit them since 2 out of the 4 are privately owned residences.

Mike asked what the percentage we are borrowing at

Nancy said it was approx. 3-4%, depends on the loan or grant

Anthony asked where the money for lighthouse had come from

Dave said it was from CPC funding in addition to State funding.

In closing Dave said they will be meeting with Jim on the 25<sup>th</sup>, and he will have Jim Cantwell send the board exactly what we need to receive approval for his grant.

### **Historical Budget- Dave Ball**

Dave has requested \$11,350, his only change was for an additional \$1000 for building maintenance on miscellaneous historic buildings in town. The committee had no questions or concerns on Dave's budget

### **Capital Planning- Dave Capalle**

- Intergraded software for the town; cost of 400k (free cash and debt borrowing). This program is to manage billing for the town and schools.
- Radio communication; cost of \$288,000 Free cash and debt borrowing) for police station to go to a UHF repeater system, improve firefighters safety in communication.
- Roadway improvements; cost of 200k (Taxation and debt borrowing)
- Acquire a handicap van for the school dept. 40k ( free cash)
- Foreshore Protection 300k (debt borrowing) DPW and seawall committee set money aside for foreshore protection work.
- Voting machines \$49,500 ( free cash and Capital stabilization) The current machines are 22 years old and very hard to fix. These machines will be ready for July election.
- GIS permitting software \$35,750 (free cash) This is phase 2 of the project
- Zoll Defibrillator 40k ( free cash) the current defibrillator is 6 years old and they must be on all trucks
- Upgrade SHS generator 25k (free cash) work is upgrade for power in the café and library areas
  
- Replace dump truck #106 \$135,000 (debt borrowing) This truck is from 1983 and has heavy rust and rot Maura asked how many trucks are left to replace Tricia said we have a good handle on it, she is not sure of the exact number
- Building ventilation in Town Hall, \$35,000 (free cash) To furnish and install make-up and exhaust
- John Deer Loader replacement \$80,000 (free cash) replace with a case loader, lease payments to be applied to purchase price
- MS4 compliance, \$50,000 (free cash) This is part of the ongoing support of the US Environmental Protection Agency mandate
- 2 ton Roller, \$44,000 (free cash) Purchase a two ton roller to be used to compress newly laid asphalt
- Relocation of Early Childhood Center, \$250,000 (free cash), To relocate the Early Childhood Center from the High School to Wampatuck.
- Playground stairs at Jenkins School, \$33,000 (free cash & Stabilization) This was built 10yrs, these new stairs will be concrete
- Command Vehicle Deputy, \$40,000 ( free cash) This will replace a 2002 ford explorer with over 100,000
- School technology phase 1 of 3, \$300,000 (Taxation & Debt Borrowing) support completing a projector in every classroom at the high school and gates, continue with the model classroom environment
- Cudworth cemetery expansions, \$50,000 (free cash) Multiyear request to begin the expansion of the cemetery to expand across the street.
- Carpeting in various schools, \$65,000 (free cash) ongoing maintenance at the schools Frank asked where exactly where this carpet to be replaced was Nancy explained it is manly for the Media centers Tricia said in the upcoming years the schools will need to pick this up in their budget as a maintenance item
- Capitalization Stabilization (Future Debt) \$163,776 (Taxation) Transfer free cash into capital stabilization fund
- Replace the 1981 whaler for waterways, \$60,000 (retained Earnings) this vehicle has 33 years of heavy use.
- Standpipe repair and maintenance, \$75,000 (retained earnings), Work includes inspection, welding, cleaning and painting of the water tank located on Pinchin Hill, the last repair was done 15 years ago
- Meter replacement program, \$162,000 (retained earnings) Part of the ongoing program to replace all under reading, out dated meters
- Replace #31, 2002 Chevy for the Water Dept, \$30,000 (retained earnings) This has been removed from the road it is unsafe to drive and has a broken frame
- Generators at wells, \$50,000 These funds will be used to install generators to supply back up power to the DPW
- Transfer Station; Acquire refuse truck, \$55,000 ( Retained Earnings) Replacement of the 2003 Ford 250 with over 120,000 service miles and will not pass inspection

- Sewer; Inflow and infiltration, \$200,000 (retain earnings) Ground water is infiltrating the old sewer lines in the town
- Sewer; Engineering sewer phase 4, \$400,000 (retained earnings) Ongoing sewer expansion program established in the 1990's

The Advisory Team has divided up the coverage for the Articles as follows:

Article 1-6 special town meeting; Maura

Article 1 Maura

Article 2 Bob

Article 3 Karen

Article 4 Mark

Article 5 Jamie

Article 6 Maura

Article 7-11 Mike

Article 12 Geoff

Article 13 Mark

Article 14 Mark

Article 15 Karen

Article 16 Bob

Article 17 Frank

Article 18 Mark

Article 19 Geoff

Article 20 Anthony

Article 21 Anthony

Article 22 Jamie

Article 23 Frank

- Write ups back by the 22nd

**Next meeting:** Wednesday March 19, 2014 at the Scituate Town Library

**Adjournment:** The meeting adjourned at 10:20PM 1<sup>st</sup> motion Karen by 2<sup>nd</sup> motion by Anthony

**Respectfully submitted,**

Lindsey DeSimone, Recording Secretary

4.8.14